

Selling with us

Property Details Approval Form

12 Heol Y Bwlch, Bynea,
Llanelli, Dyfed, Wales, SA14 9ST

Date: 20 June 2023

Property Ref and Version: GOR304187 - 0004

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

£200,000

Tenure: Freehold

Key Features

- Three Good Sized Bedrooms
- Large Plot
- Three Reception Rooms
- Great Potential
- No On Going Chain
- EPC Rating: E

Short Description

Great potential is offered on this large three bedroom detached stone fronted property close to the town of Llanelli. The property sits on an exceptionally good sized garden. Viewing comes highly recommended for people to be able to see the potential of this home/plot. No On Going Chain.

Long Description

No ongoing chain is offered on this large and imposing traditional stone fronted, double front property, situated on a large plot. This home needs to be viewed to see the potential on offer with the outside space and the internal size, with currently three reception rooms too. The accommodation briefly comprises: Entrance hall, lounge, living room, dining room and kitchen to the ground floor. The first floor landing leads to three good sized bedrooms and a four piece family bathroom suite. To the outside there is a large lawned area complete with a paved patio space which offers plenty of low maintenance space. This then leads onto another large patio and a further lawn area. Again this offers lots of potential for the right buyer. To book your viewing call Peter Alan today.

Directions

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Room Description

Kitchen

8' 8" x 8' 4" (2.64m x 2.54m)

Fitted with a range of wall and base units, window to side and rear, tiled walls tiled flooring. Space for utilities.

Lounge

11' 2" x 9' (3.40m x 2.74m)

Window to front, radiator, fitted carpet, gas fire.

Dining Room

13' 1" x 8' 3" (3.99m x 2.51m)

Window and door to rear space for gas cooker. Radiator tiled flooring

Living Room

11' 3" x 9' 7" (3.43m x 2.92m)

Window to front, radiator Fitted carpet open fire.

Bedroom 1

11' 7" x 10' (3.53m x 3.05m)

window to side and front. Built-in storage radiator fitted carpet bedroom to window to front, built-in storage radiator laminate flooring.

Bedroom 2

11' 6" x 9' 2" (3.51m x 2.79m)

Window to front, carpet.

Bedroom 3

10' 1" x 8' 5" (3.07m x 2.57m)

Window to rear, airing cupboard housing a gas Boiler, laminate flooring throughout

Bathroom

Window to rear, close coupled WC, paneled bath, shower cubicle with additional disability bath, wash hand basin.

Outside

To the outside there is a large lawned area complete with a paved patio space which offers plenty of low maintenance space. This then leads onto another large patio and a further lawn area. Again this offers lots of potential for the right buyer.

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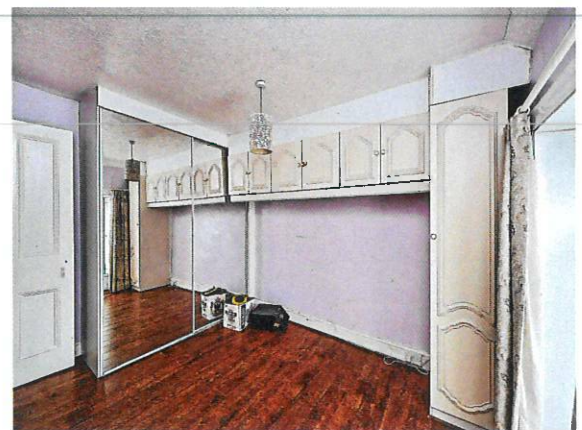
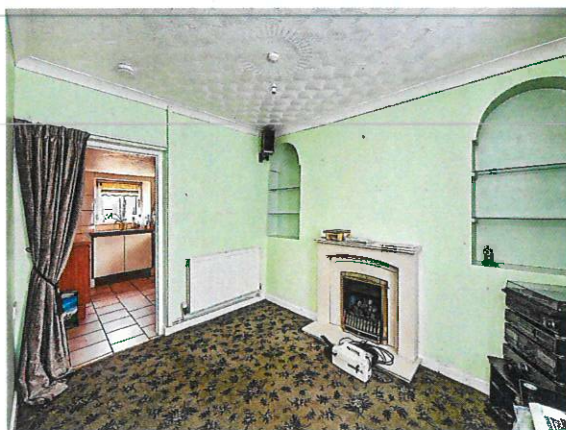
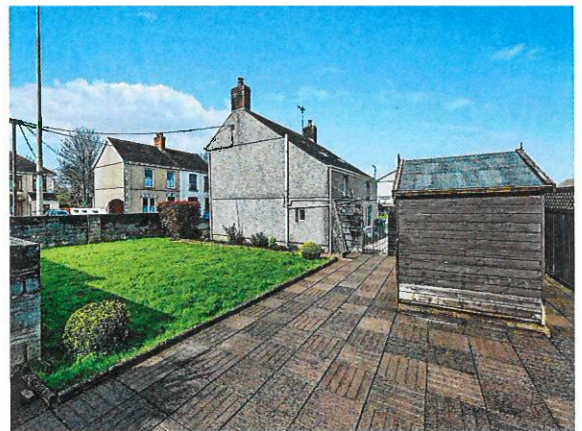
Room Description

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Property Images



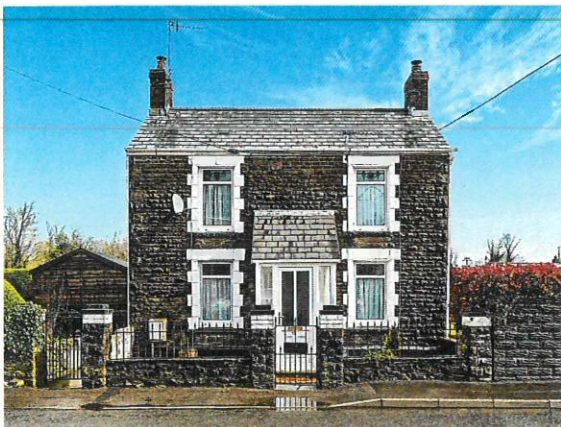
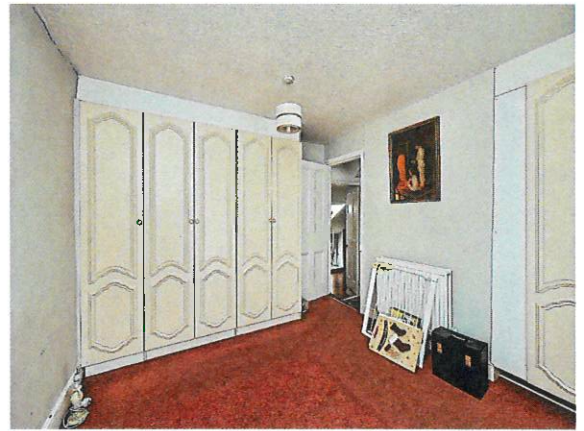
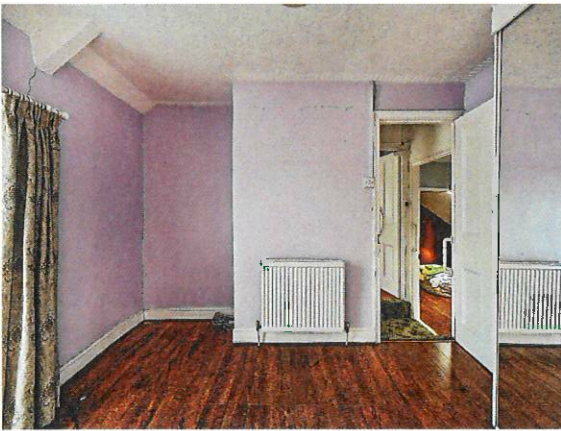
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Floor Plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Approval

	Signature	Date
Nicole Bell-McTiernan		20/06/2023
Mrs J. Jones		