

An extremely desirable detached 4 bedroomed period home in immaculate condition with spacious gardens within easy reach of the M4 motorway, Swansea and Llanelli West Wales



Grosvenor, 9 Hendre Road, Llangennech, Llanelli, Carmarthenshire. SA14
8TE.

£365,000

R/4370/NT/AM

No onward chain *** A superior period property *** Built in pre-war era *** The property itself is detached, double bay fronted has mains gas fired central heating and UPVC double glazing *** Offering reception vestibule, reception hall, 3 reception rooms, modern contemporary fitted kitchen/diner with Rayburn range. Utility room, cloakroom with w.c. Attractive galleried landing, modern family bathroom and 4 bedrooms *** Private drive *** Extensive attractive gardens *** Outhouses ***

Located within easy commuting distance of the larger town of Llanelli just 1/2 mile off the M4 motorway and within 20 minutes of the city Centre of Swansea. Easy commuting is available to the East and West using the arterial road network and the property well situated for all local amenities of which there is a wide range immediately at hand.



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GENERAL

A superior period property, thought to be built in double bay frontage style in the pre-war era and offering traditionally built detached dwelling with mains gas central heating and full double glazing. Offering family proportioned 4 bedroomed accommodation with particularly spacious, attractive level grounds and served via a private drive with garage and outhouses.

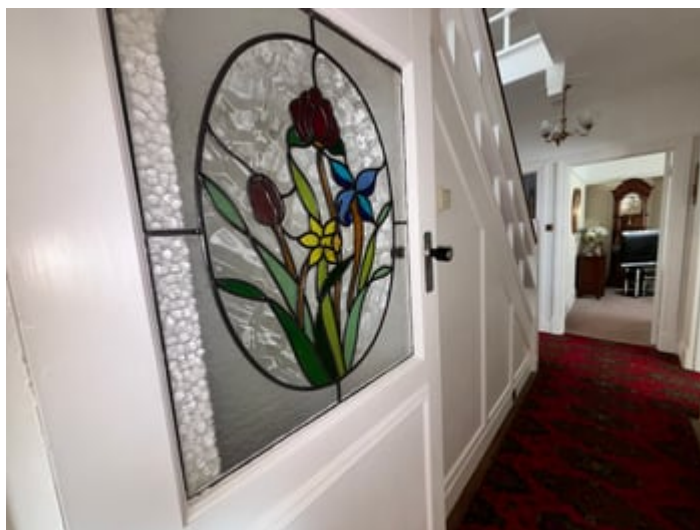
There is a private driveway, detached garage, extensive attractive gardens and various outhouses, in all an exceptional property worthy of early inspection.

The placing of Grosvenor on the open market provides prospective purchasers with the opportunity of acquiring an immaculate and well presented detached period property in a very sought after village. Llangennech offers a wide range of local amenities including convenience store, Public Houses, Places of Worship. Rugby Club, Junior School .

The accommodation is more detailed as follows:-

RECEPTION HALL

Via part glazed UPVC front entrance door Terrazzo flooring. Radiator and understairs cupboard. Part Oak flooring and part carpeted.



RECEPTION ROOM (Front)

12' 4" x 10' 6" (3.76m x 3.20m) with Oak flooring, bay window. Radiator.



LOUNGE

12' 3" x 16' 2" (3.73m x 4.93m) with granite style fireplace, open gas fire. Radiator. Picture rail.



LIVING ROOM

11' 6" x 12' 3" (3.51m x 3.73m) with oak flooring.

Marble fireplace with open flue fire. Built in storage cupboards.



KITCHEN/DINER

14' 3" x 11' 9" (4.34m x 3.58m) with 4 ring gas hob, NEFF fan oven. Matching stainless steel extractor fan over. Gas Rayburn range with ceramic tiled surround. Tiled floor. Radiator. 1.5 bowl sink and drainer unit. Fitted floor and wall cupboards with marble effect worktops. Window overlooking garden to rear.



UTILITY ROOM

11' 2" x 4' 0" (3.40m x 1.22m) Via door from kitchen. With base cupboards, plumbing and space for washing machine and single drainer unit with mixer tap. UPVC rear entry door.



CLOAKROOM

With w.c. and wash hand basin.

FIRST FLOOR

LANDING

From hallway to galleried landing.



FAMILY BATHROOM

9' 3" x 6' 3" (2.82m x 1.91m) with pedestal wash hand basin, low level flush w.c. Panelled bath with mixer tap. Tiled walls. Heated towel rail. Corner shower cubicle. Pull light switch.



DOUBLE BEDROOM (FRONT)

13' 3" x 13' 0" (4.04m x 3.96m) into bay with radiator.



BEDROOM 2 (FRONT)

16' 8" x 11' 7" (5.08m x 3.53m) into bay. Radiator.



BEDROOM 3 (REAR)

11' 6" x 12' 3" (3.51m x 3.73m) with radiator.



BEDROOM 4/ SINGLE/STUDY

9' 6" x 6' 3" (2.90m x 1.91m) with Vaillant mains gas combi central heating boiler running domestic systems. Access to insulated loft area.



EXTERNALLY

GARDEN AND GROUNDS

The property is set above the road with a fine view enjoying views across the Lycca Estuary towards the Black Mountains. The property is well situated off a district road and has a private pillared entrance with raised walls supporting a level front lawned area and the tarmacadam drive that leads to the side.

To the rear and the side of the property are paved paths, and concreted areas which adjoin the rear walled grounds which include 2 x aluminium greenhouses (each 8'x6') plus attractive paved and lawned areas with mature trees, shrubs and divided into a number of separate areas. These also

encompass various store sheds and outhouses, plus a cedarwood summer house.

The grounds are private and have attractive views over the village and surrounding countryside.



OUTHOUSES



PARKING AND DRIVEWAY

Pillared entrance from road to tarmacadam drive which leads to the side.

DETACHED GARAGE

16' 6" x 7' 6" (5.03m x 2.29m)

FRONT OF PROPERTY



REAR OF PROPERTY



property benefits from mains water, mains electricity, mains drainage, mains gas, gas fired central heating, double glazing throughout, telephone subject to B.T. transfer regulations.

MONEY LAUNDERING SERVICES

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations.

Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

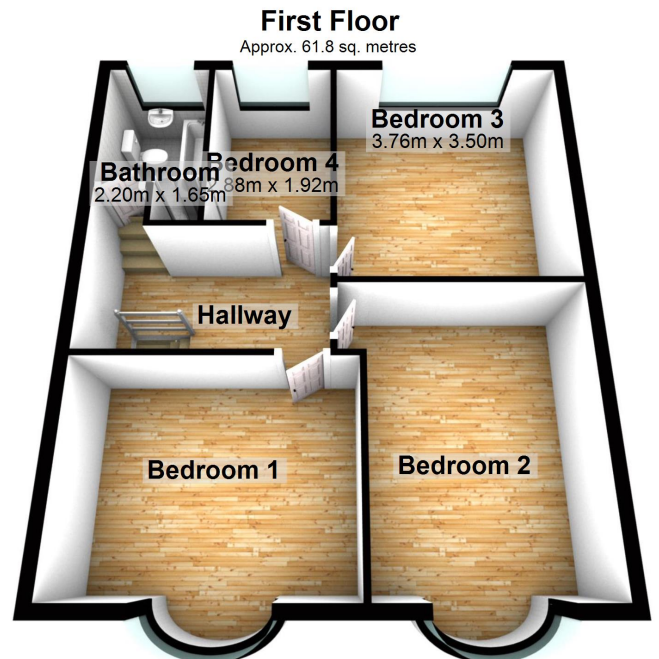
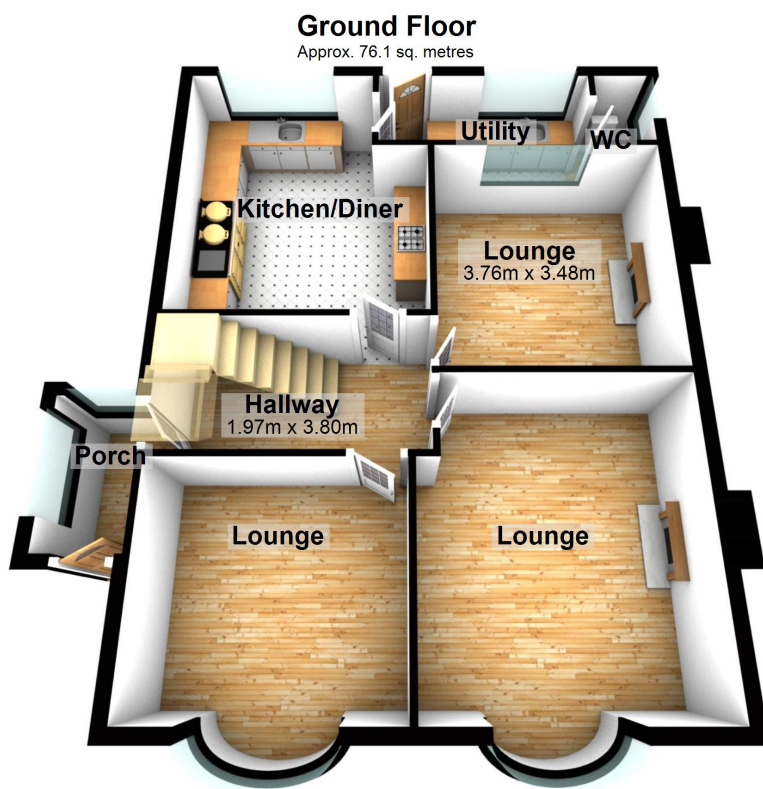
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band - E

AGENTS COMMENTS

Rarely does a property of such immaculate presentation present itself to the market and viewing is thoroughly recommended by the Agents for those seeking an attractive family home with spacious, well maintained gardens in a very convenient location for access to Swansea, Llanelli, Carmarthen and Cross Hands. The property enjoys lovely views and is available chain free with Freehold vacant possession on completion.

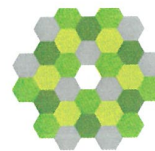
Services

We are informed by the current Vendors that the

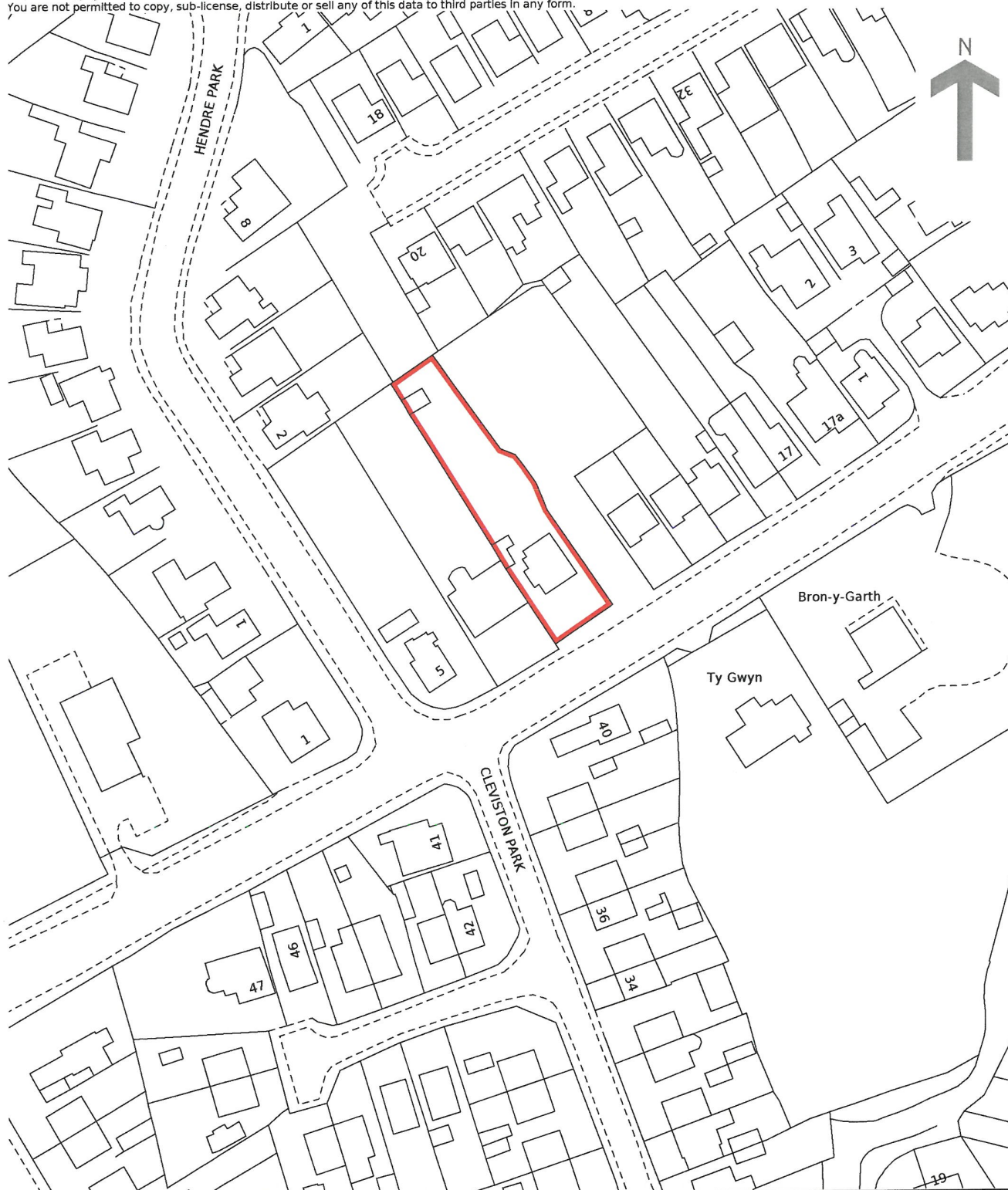


Total area: approx. 137.9 sq. metres

This plan is for illustrative purposes only. Sizes and dimensions are approximate, actual may vary.
Plan produced using PlanUp.



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MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G great data and voice

Construction Type

Traditional

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

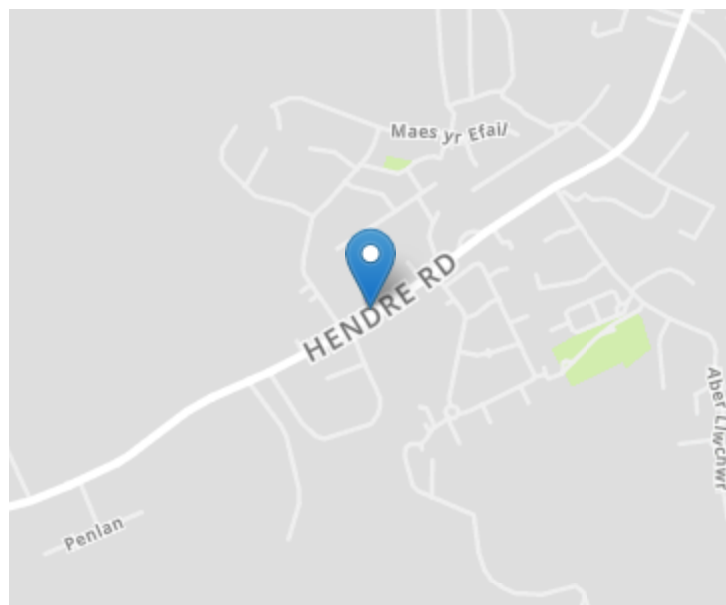
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

The property is best approached by taking the M4 towards Swansea from Pont Abraham. Continue to Junction 48 signposted Llangennech and proceed towards Llanelli on the A4138. After 1/2 mile turn left for Llangennech village. Once in Llangennech continue through the village up the hill and the property will be found on the right hand side as identified by the Agents 'For Sale' board. Set off the B4297.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FAC

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For further information or to arrange a viewing on this property please contact :

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