



Erw Non, Llanon, Llanelli, SA14 6BL

Offers In Region Of £279,950



**Calow Evans**  
Estate Agents

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## Erw Non, Llanon, Llanelli, SA14 6BL

A beautifully presented four bedroom detached home situated in the semi rural village of Llanon. This ideal family home boasts a Sigma 3 kitchen which opens out into the dining room, first floor family bathroom and an en-suite to the master bedroom. The lounge enjoys a Bioethanol fireplace with the property benefitting from oil fired central heating and double glazing. Externally, a former garage which has been converted to a home office/garden room, ample parking to the front and low maintenance rear garden with an elevated patio area where you can enjoy fine countryside views. Viewing is essential to appreciated the layout and location of this family home.

The village of Llanon, is situated between Tumble and Swiss Valley and benefits from being within close proximity to the A4 corridor Crosshands retail parks, along with the town centre of Llanelli and all associated amenities.





## Accommodation:

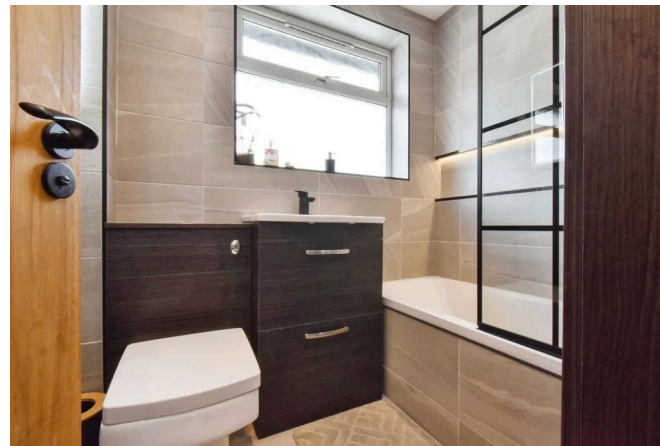
### Entrance Hall

Stairs to first floor with glass balustrading, tiled floor.

### Lounge

7.32m x 3.18m (24'0" x 10'5"/8")

Double glazed window to front & rear, two column radiators, Bioethanol burner in fireplace.





## Kitchen

6.98m x 3m (22'11" x 9'10"/7')

Double glazed windows to front & rear, radiator, downlighters to ceiling, kitchen fitted with a range of Sigma 3 units, integrated ladder fridge & freezer, eye-level electric oven, 'Neff; induction hob, extractor fan over, integrated microwave, dishwasher, warming drawer, wine cooler, single sink with waste disposal, instant hot water tap, breakfast bar, opening to:

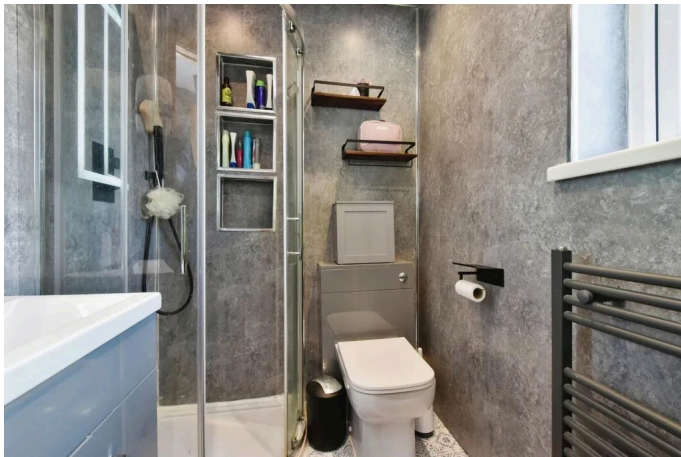
## Dining Area

3.07m x 2.41m (10'1" x 7'11")

Tiled floor, opening to:

## Conservatory/Lean-To

Tiled floor, double glazed door to rear, electric heater.



## First Floor Landing

Access to loft, airing cupboard housing radiator.

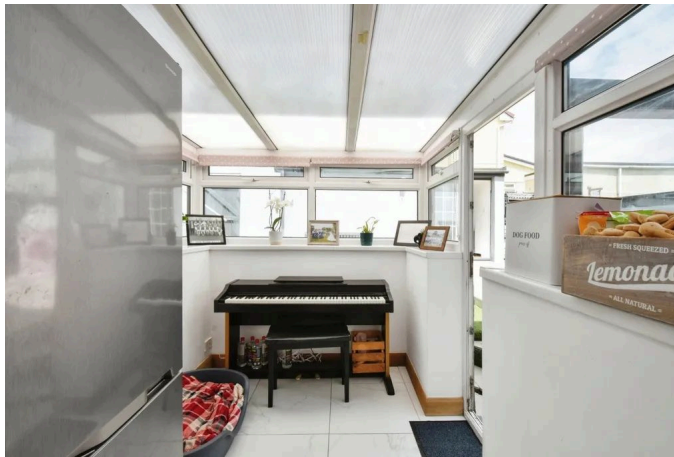
## Bedroom One

3.1m x 2.97m (10'2" x 9'9")

Double glazed window to rear, radiator, walk-in-wardrobe.

## Ensuite

Double glazed window to side, heated towel rail, downlighters to ceiling, suite comprising corner shower, rain shower head, WC, wash hand basin in vanity unit.



## Bedroom Two

4.06m x 3.02m (13'4" x 9'11"/8'7)

Double glazed windows to front, single panel radiator.

## Bedroom Three

5.31m x 2.08m (17'5" x 6'10"/5')

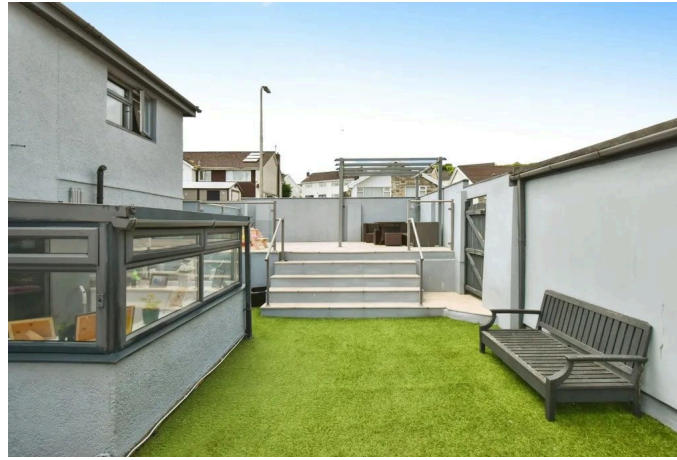
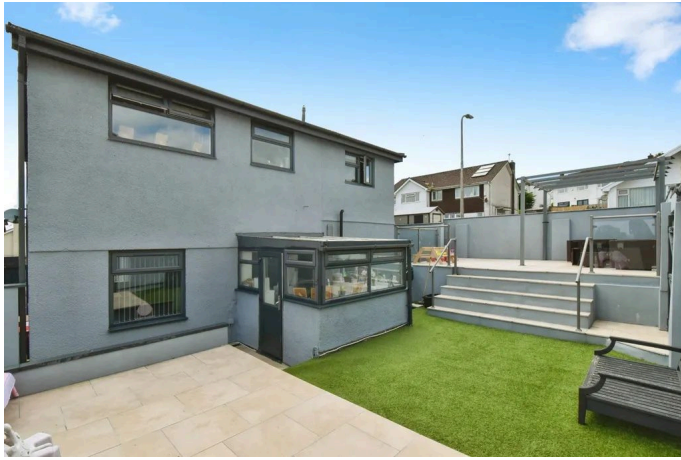
Double glazed windows to front, single panel radiator, storage cupboard.

## Bedroom Four

3.15m x 2.59m (10'4"/9' x 8'6")

Double glazed window to rear, radiator, fitted wardrobes.





## Bathroom

0m x 0m (0'0" x 0'0")

Double glazed window to rear, heated towel rail, suite comprising tiled panelled bath, WC, wash hand basin in vanity unit, wall cabinets, downlighters to ceiling, tiled floor, tiled walls.

## Externally

Tarmacadam driveway to the front providing ample parking, former garage to rear, converted to HOME OFFICE/GARDEN ROOM, rear garden comprising paved patio area, artificial grass area, steps up to a further patio area with glass balustrading enjoying fine countryside views, external oil boiler, oil tank.

## Services

We are advised that mains services are connected. Oil fired central heating.

## Tenure

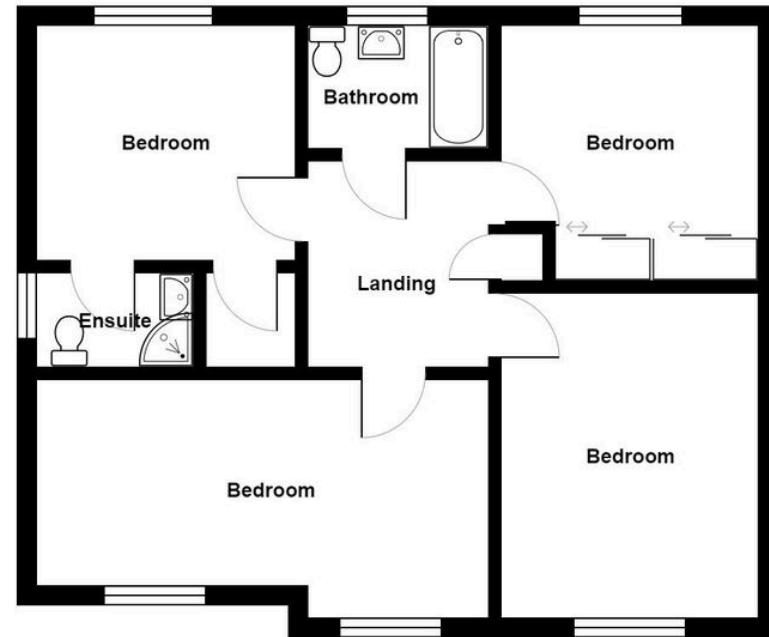
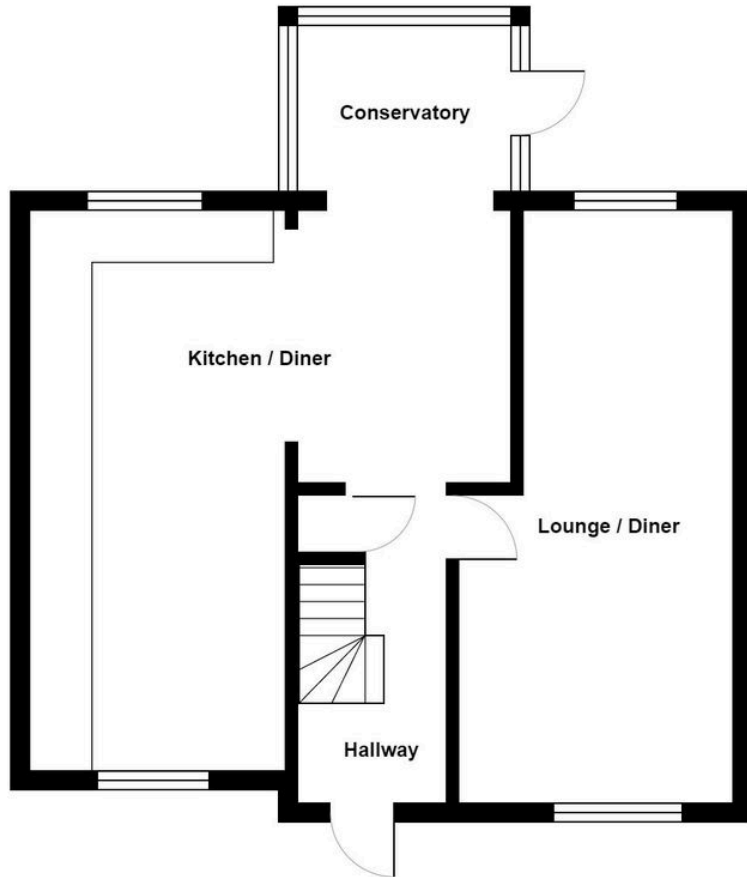
Freehold

## Council Tax

Band C

## Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



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