

20 Bro Dawel, Llannon, Llanelli, SA14 6BJ £489,950

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Est 1978

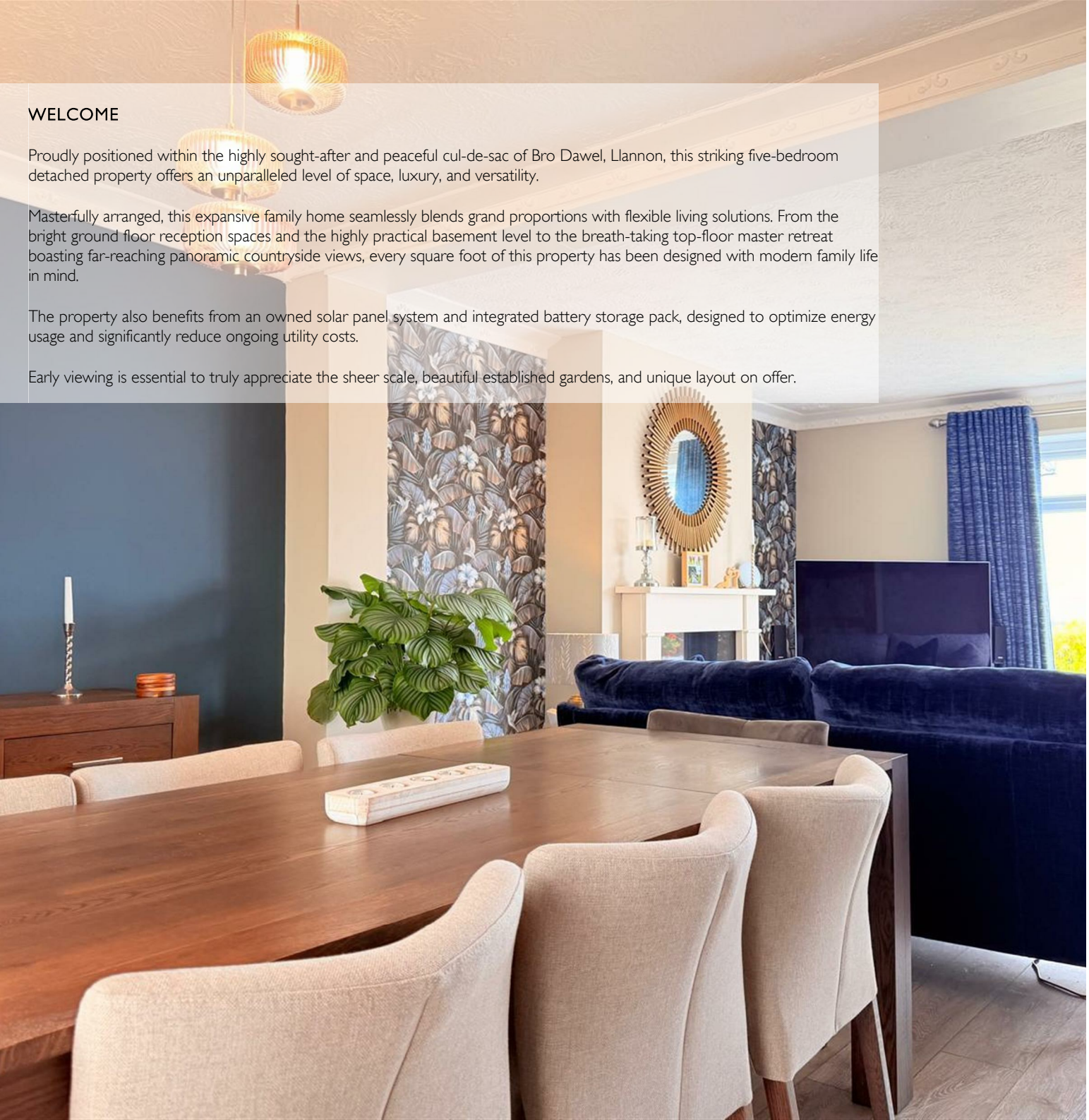
WELCOME

Proudly positioned within the highly sought-after and peaceful cul-de-sac of Bro Dawel, Llannon, this striking five-bedroom detached property offers an unparalleled level of space, luxury, and versatility.

Masterfully arranged, this expansive family home seamlessly blends grand proportions with flexible living solutions. From the bright ground floor reception spaces and the highly practical basement level to the breath-taking top-floor master retreat boasting far-reaching panoramic countryside views, every square foot of this property has been designed with modern family life in mind.

The property also benefits from an owned solar panel system and integrated battery storage pack, designed to optimize energy usage and significantly reduce ongoing utility costs.

Early viewing is essential to truly appreciate the sheer scale, beautiful established gardens, and unique layout on offer.















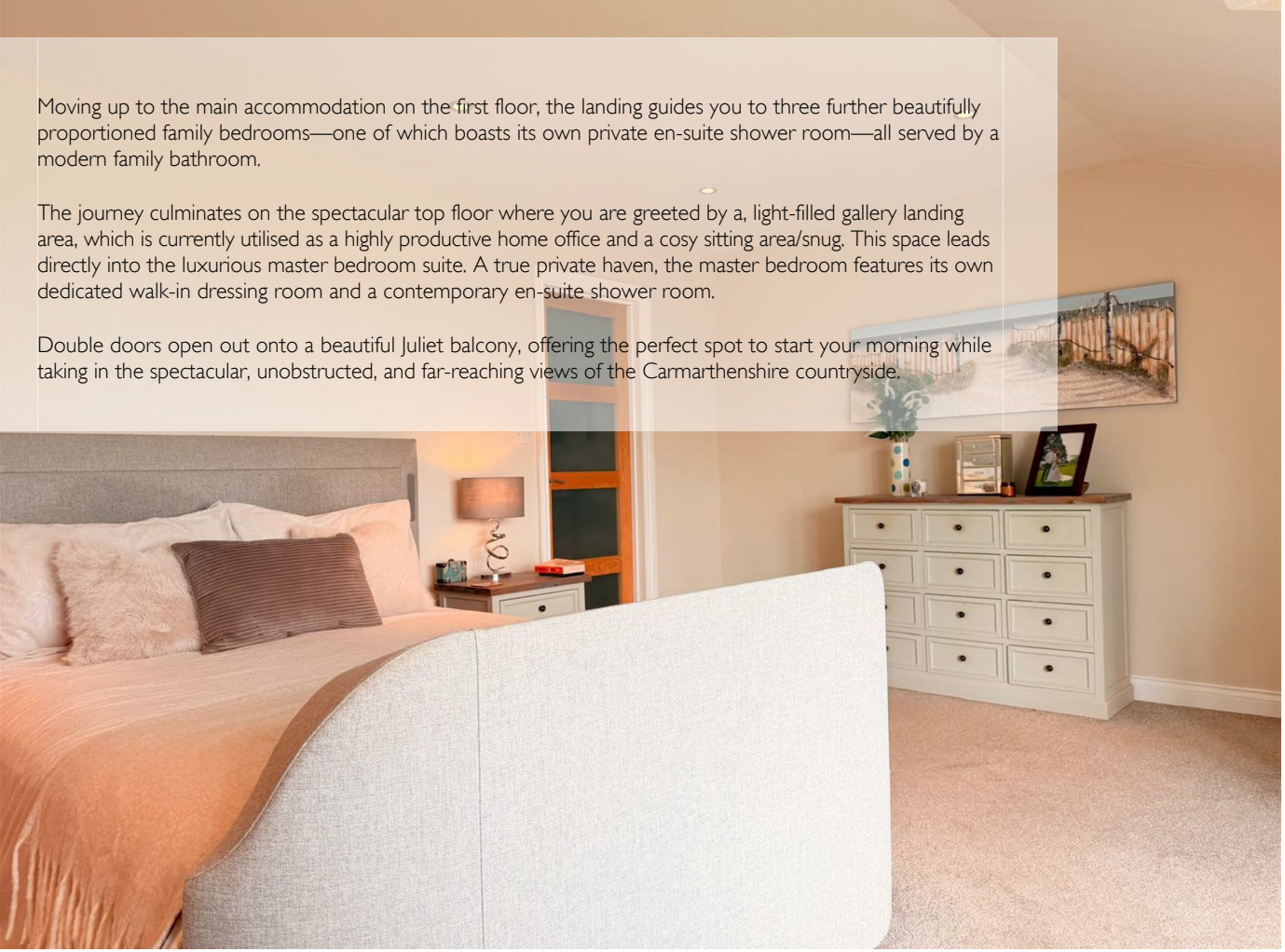
You are welcomed into the property via a bright and spacious entrance hallway that immediately sets an inviting tone. This floor serves as the vibrant heart of the home, beginning with a well-appointed, contemporary kitchen equipped with generous storage and sleek workspace, perfect for busy family mornings. This flows seamlessly into the expansive living and dining room—a fantastic, open-plan space designed to effortlessly handle both relaxed family evenings and large-scale hosting. Bathed in natural light, this impressive reception room features patio doors that open out onto a private front patio area, perfectly positioned to take in the stunning, far-reaching views right from the front of the house. To the rear, the living space opens directly into a beautiful glass conservatory, offering a panoramic frame of the garden and providing a seamless, indoor-outdoor transition to the tiered patio areas beyond.

Descending from the main entrance hallway, the highly versatile basement level serves as an exceptional asset to the home, perfectly suited for multigenerational living, an independent space for teenagers, or a premium guest suite. This self-contained lower floor features a generous fifth double bedroom, a separate cloakroom/W.C., and a large, dedicated utility room. For ultimate convenience, it also provides direct internal access to both the boiler room and the integral garage.

Moving up to the main accommodation on the first floor, the landing guides you to three further beautifully proportioned family bedrooms—one of which boasts its own private en-suite shower room—all served by a modern family bathroom.

The journey culminates on the spectacular top floor where you are greeted by a, light-filled gallery landing area, which is currently utilised as a highly productive home office and a cosy sitting area/snug. This space leads directly into the luxurious master bedroom suite. A true private haven, the master bedroom features its own dedicated walk-in dressing room and a contemporary en-suite shower room.

Double doors open out onto a beautiful Juliet balcony, offering the perfect spot to start your morning while taking in the spectacular, unobstructed, and far-reaching views of the Carmarthenshire countryside.













EXTERNAL

The exterior of the property is a standout feature, beautifully framed by nature. To the front, a private driveway provides comfortable off-road parking and access to the garage, with steps guiding you up to the main entrance with a front lawn, bordered by mature trees and established shrubs that offer an instant sense of privacy and curb appeal.
To the rear, the garden has been thoughtfully tiered to maximize space, sunlight, and the incredible backdrop, with all levels beautifully bordered and softened by mature trees and vibrant shrubs .The tiered garden features a level lawn, decorative stone seating area and a further raised patio area specifically designed as an elevated seating sanctuary. Positioned perfectly at the top of the garden, this is the ultimate spot to unwind in the evenings and take in the spectacular, unobstructed views of the surrounding countryside.

Bro Dawel is a highly accessible commuter spot, positioned just a few minutes' drive (approximately 2 miles) from Junction 48 of the M4 motorway, making it popular for those travelling toward Swansea or further across South and West Wales. Positioned roughly 3.5 miles south of the expanding centre of Cross Hands and just a short drive from Llanelli.





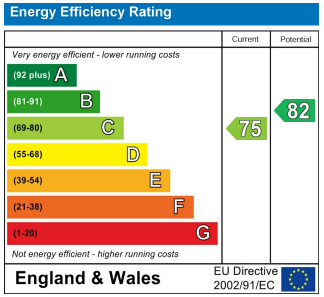


Davies Craddock Estates

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Est 1978

- Five Bedroom Detached Property
- Driveway & Integral Garage
- Mains Electric, Water & Drainage
- Oiled Fuelled Heating
- Council Tax - F (information provided by local authority and subject to change)
- EPC - C (Approx. 202m2/2,174sqft)
- Solar Panels & Battery Packs - Owned
- EV Charger
- Freehold
- Far Reaching Views



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not).





Total area: approx. 250.7 sq. metres (2698.4 sq. feet)

Average Broadband Speed
Estimated

STANDARD	SUPERFAST	ULTRAFAST
3 mb/s	80 mb/s	1800 mb/s

Mobile Coverage
Based on indoor network strength

Entrance Hallway
Wood effect flooring, stairs to lower and upper levels, double doors to side into;

Living/Dining Room
Double doors to front, wood effect flooring, feature fireplace with electric fire and surround, two radiators, sliding doors to rear.

Conservatory
Tiled flooring, radiator, external door to side.

Kitchen
Fitted with wall and base units with worktop over, sink and drainer with mixer tap, integrated fridge freezer and dishwasher, mid level double oven, induction hob with extractor hood over, breakfast bar, window to rear, wood effect flooring.

Utility Room
Fitted with wall and base units with worktop over, sink and drainer with mixer tap, space for washing machine and tumble dryer, tiled flooring, radiator, window and door to rear.

Inner hallway
Door into integral garage and boiler room

Bedroom
Window to rear, radiator.

Cloakroom
Fitted with W/C, hand wash basin, tiled walls and flooring, window to rear.

Landing
Loft access, airing cupboard, stairs to upper level.

Bedroom
Window to front, radiator.

Bedroom
Bedroom to rear, radiator.

Bedroom
Window to front, radiator, herringbone wood effect flooring,

Ensuite
Fitted with W/C, hand wash basin vanity, shower cubicle, radiator, tiled flooring, part tiled walls, window to side.

Bathroom
Fitted with W/C, hand wash basin vanity, double walk-in shower with glass shower screen, panelled bath, heated towel rail, fitted cabinets, tiled flooring, part tiled walls, window to rear.

Galleried Landing
Loft access, ceiling to floor windows to front and rear, vaulted ceiling.

Master Bedroom
Double door to front - Juliet balcony, vaulted ceilings, radiator.

Dressing Room
Fitted wardrobes.

Ensuite
Fitted with W/C, hand wash basin vanity, shower cubicle, heated towel rail, vaulted ceilings, wood effect tiled flooring, part tiled walls, velux window.

Garage
Roller shutter door to front, window to side, external door to side, tiled flooring.

Boiler Room
Housing Boilers

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