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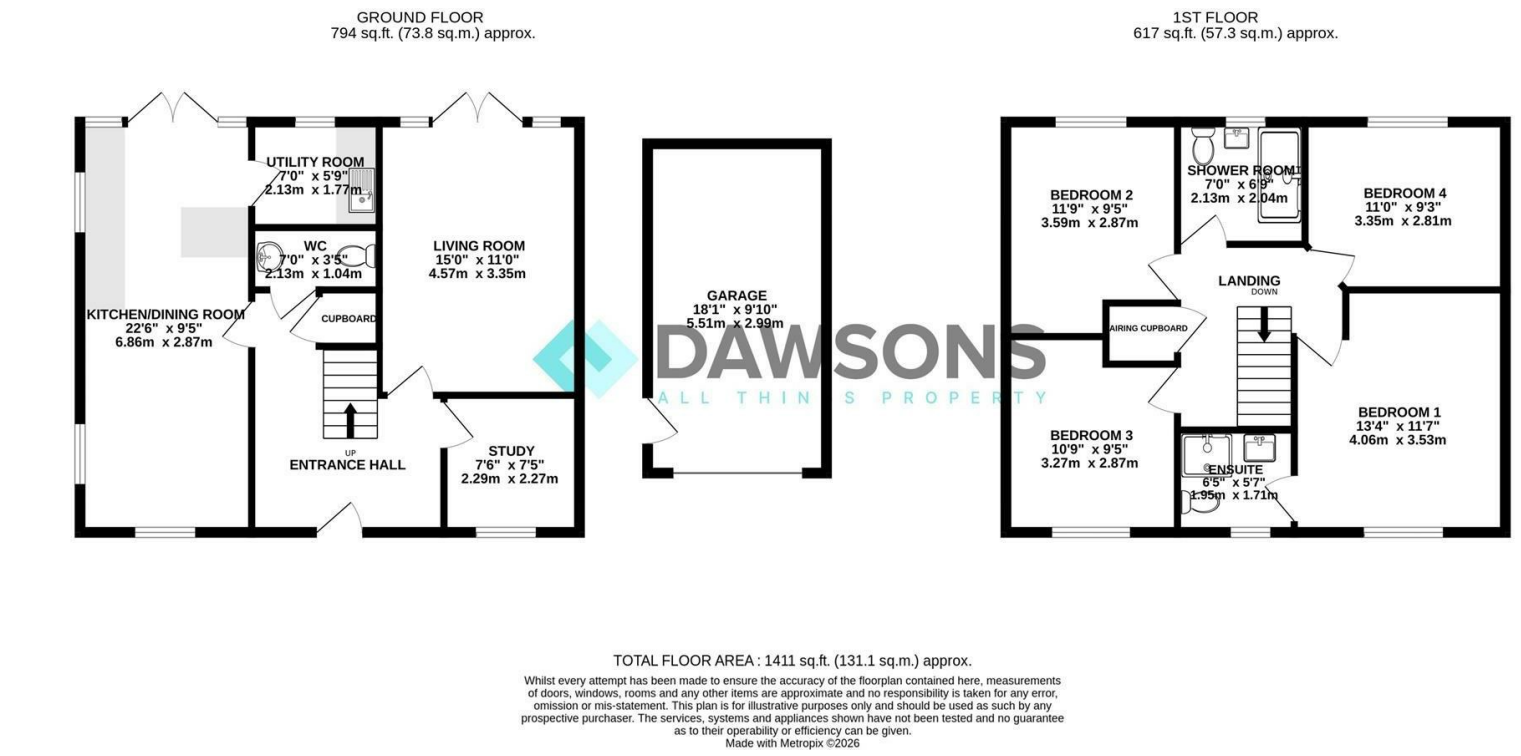
31 Stryd Y Maswr

Llanelli, SA15 4DX

Asking Price £335,000



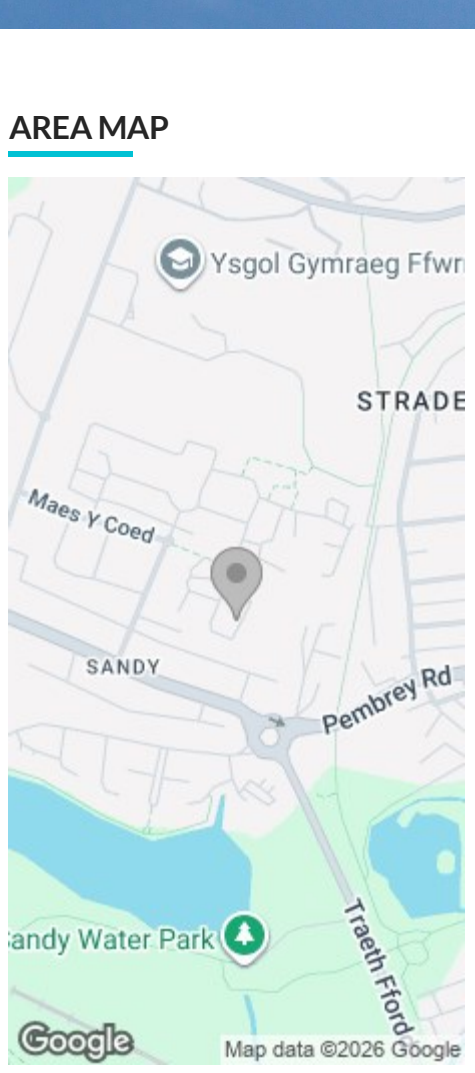
FLOOR PLAN



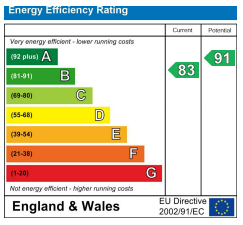
TOTAL FLOOR AREA : 1411 sq.ft. (131.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



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GENERAL INFORMATION

Located in the desirable area of Stryd Y Maswr, Llanelli, this immaculate and modern detached executive residence is a true gem. Situated within a select development, the property is conveniently located near the coastal path and a variety of local amenities, including schools, making it an ideal choice for families and professionals alike. On entering the home, you are greeted by a spacious entrance hall that leads to two well-appointed reception rooms, perfect for both relaxation and entertaining. The study or snug offers a quiet retreat, while the lounge provides a comfortable space for family gatherings. The heart of the home is undoubtedly the stylish kitchen and dining room, which is designed for modern living and is complemented by a practical utility room and a cloakroom off the hallway adds to the convenience of this home. The property boasts four generously sized bedrooms, with the master suite featuring an en-suite bathroom for added privacy. A family shower room serves the remaining bedrooms, ensuring ample facilities for all. Outside, the front garden is well-maintained, and a driveway to the side provides convenient off-road parking. The private, enclosed rear garden is a tranquil space, perfect for outdoor entertaining or simply enjoying the fresh air. Additionally, the garage offers private access from the rear garden, enhancing the practicality of this wonderful home. This property can be offered with no onward chain, making it an attractive option for those looking to move swiftly. Viewing is essential to fully appreciate the quality and appeal of this exceptional residence. Don't miss the opportunity to make this house your home.







FULL DESCRIPTION

Entrance hallway

Cloakroom
6'11" x 3'4" (2.13m x 1.04m)

Lounge
14'11" x 10'11" (4.57m x 3.35m)

Study
7'6" x 7'5" (2.29m x 2.27m)

Kitchen/dining room
22'6" x 9'4" (6.86m x 2.87m)

Utility room
6'11" x 5'9" (2.13m x 1.77m)

First floor

Landing













Bedroom 1
13'3" x 11'6" (4.06m x 3.53m)

En Suite
6'4" x 5'7" (1.95m x 1.71m)

Bedroom 2
11'9" x 9'4" (3.59m x 2.87m)

Bedroom 3
10'8" x 9'4" (3.27m x 2.87m)

Bedroom 4
10'11" x 9'2" (3.35m x 2.81m)

Family bathroom
6'11" x 6'8" (2.13m x 2.04m)

External

Front garden

Enclosed rear garden

Driveway to side

Garage (access from garden)
18'0" x 9'9" (5.51m x 2.99m)







Tenure
FREEHOLD

Council Tax Band = E

EPC = B

Services
Heating System - Gas
Mains gas, electricity, sewerage and water
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.