38 Ffordd Y Gamlas

Bynea, Llanelli, SA14 9AY

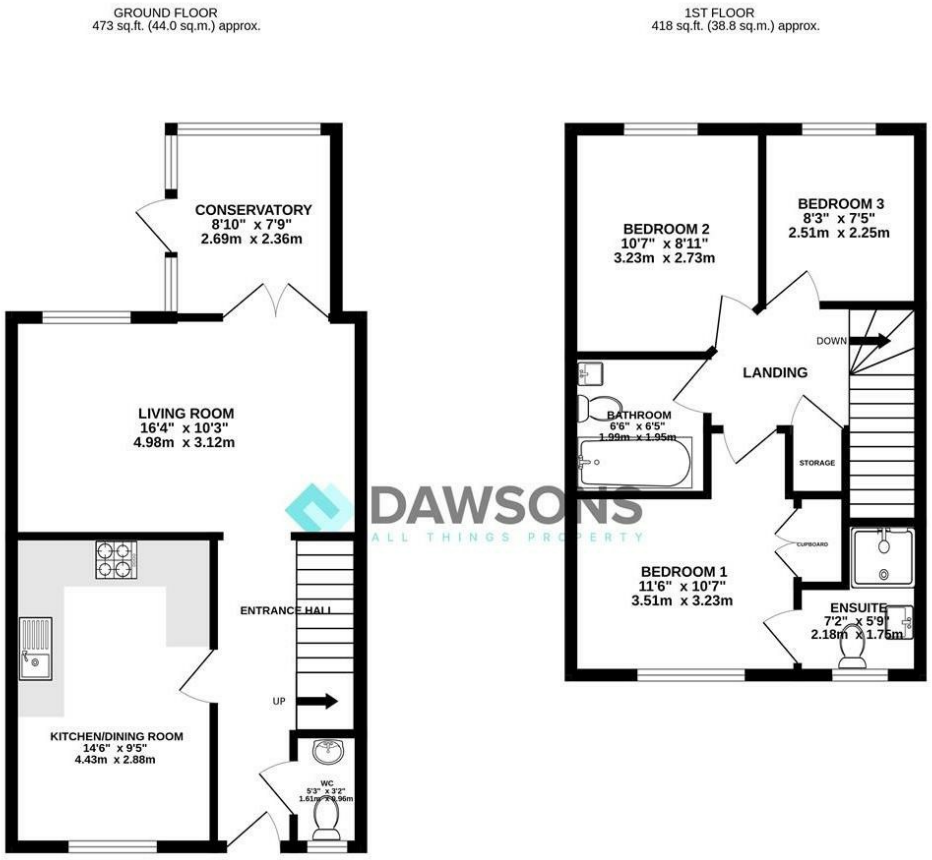
Asking Price £205,000

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DAWSONS
ALL THINGS PROPERTY



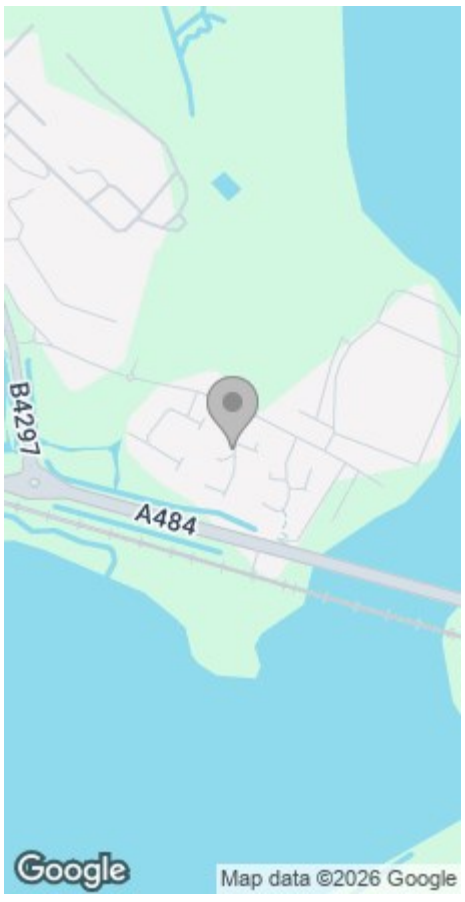
FLOOR PLAN



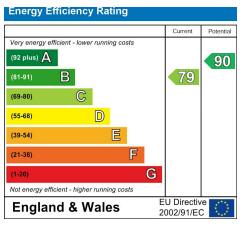
TOTAL FLOOR AREA : 891 sq.ft. (82.8 sq.m.) approx.

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, emission 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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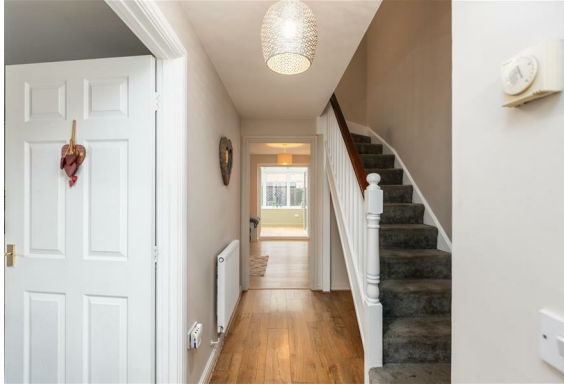
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GENERAL INFORMATION

Sitting in a quiet spot in Ffordd Y Gamlas, Bynea, Llanelli, this immaculate modern mid-link home offers a perfect blend of comfort and convenience. With excellent transport links to both Llanelli and Swansea, this property is ideally situated for those seeking a peaceful retreat while remaining close to urban amenities.
Upon entering, you are greeted by a welcoming entrance hall that leads to a well-appointed cloakroom. The heart of the home is the spacious kitchen/dining room, perfect for family meals and entertaining guests. The inviting lounge flows seamlessly into a delightful conservatory, providing an abundance of natural light and a lovely space to relax.
The first floor boasts three bedrooms, with the master bedroom being complemented with an en-suite shower room for added privacy. A family bathroom serves the other two bedrooms, ensuring ample facilities for all.
Externally, the property features a driveway and garage at the front, offering convenient parking options. The rear garden is a true gem, fully enclosed and level, with a combination of patio and lawn areas, ideal for outdoor gatherings or simply enjoying the fresh air.
This property is in excellent condition and viewing is essential to fully appreciate its charm and the superb location. Whether you are a first-time buyer or looking for a family home, this delightful house is sure to impress.







FULL DESCRIPTION

Ground Floor

Entrance

Hallway

W.C

Kitchen/Dining Room
14'6" x 9'5" (4.43m x 2.88m)



Living Room
16'4" x 10'2" (4.98m x 3.12m)



Conservatory
8'9" x 7'8" (2.69m x 2.36m)



First Floor

Landing







Bedroom 1
11'6" x 10'7" (3.51m x 3.23m)

Shower En-suite

Bedroom 2
10'7" x 8'11" (3.23m x 2.73m)

Bedroom 3
8'2" x 7'4" (2.51m x 2.25m)

Family Bathroom

Parking
Garage and 2 parking spaces

Council Tax band = D

EPC = C

Tenure
Freehold

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
Broadband - The current supplier is BT (fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, BT
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.





