14 Llwynifan

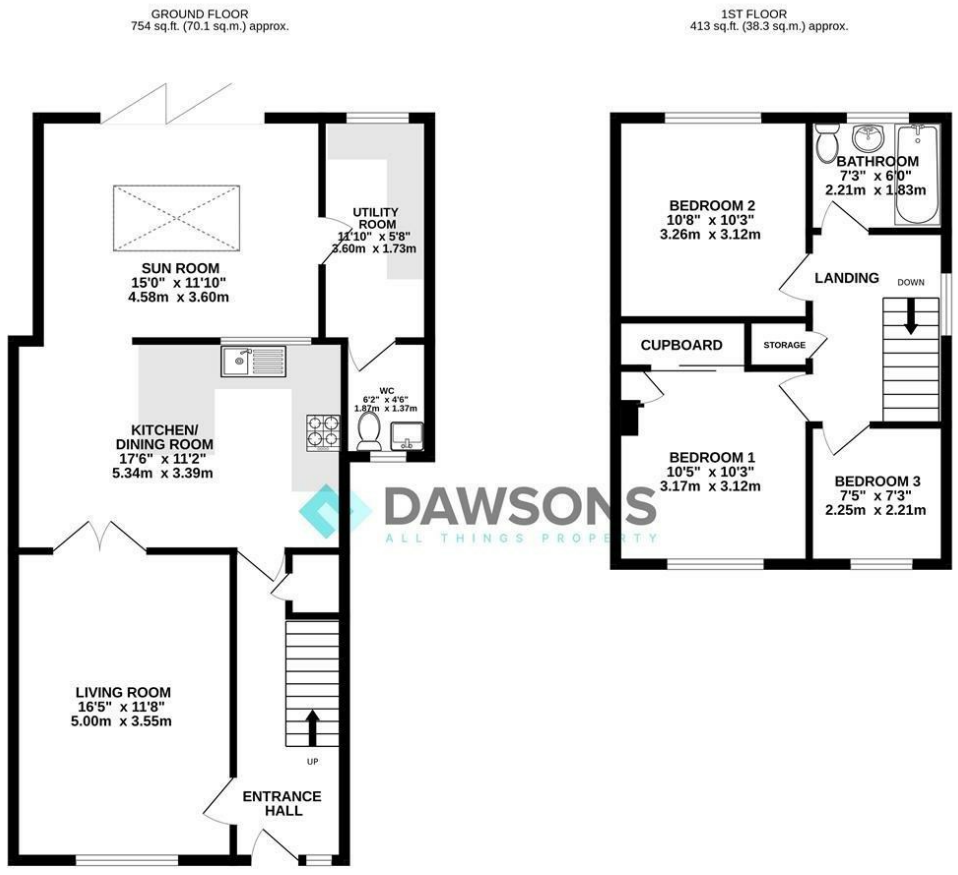
Llangennech, Llanelli, SA14 8AJ

Offers Around £245,000

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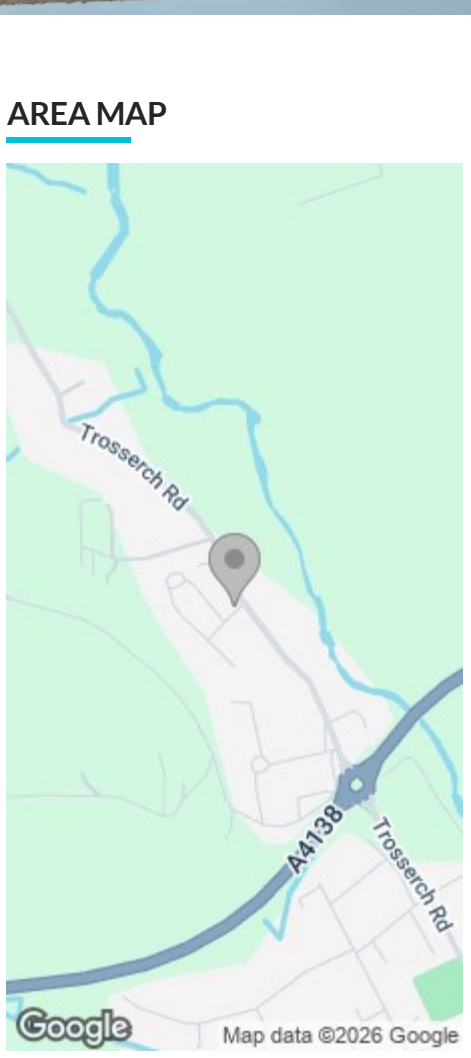
FLOOR PLAN



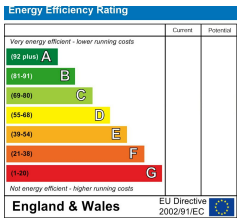
TOTAL FLOOR AREA : 1167 sq.ft. (108.4 sq.m.) approx.

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

Situated within a popular development of similar properties, 14 Llwynifan is a beautifully presented semi-detached home that has been thoughtfully updated and extended to create a stylish and spacious family home, perfectly suited to modern living.
The accommodation offers a welcoming living room, together with an impressive kitchen/dining room providing an ideal space for everyday family life and entertaining. The addition of a sun room further enhances the living space, creating a lovely area to relax and enjoy views over the rear garden. A separate utility room and cloakroom add valuable practicality to the ground floor.
To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.
Externally, the property benefits from a block-paved driveway providing off-road parking to the front. To the rear is an elevated garden, thoughtfully arranged into separate sections, offering a variety of spaces to relax, entertain and enjoy outdoor living.
Location is key, with the property ideally positioned for convenient access to the M4, making it an excellent choice for commuters. Llanelli town centre and the popular Trostre Retail Park are also within easy reach, providing a wide range of shopping, leisure and everyday amenities.
Beautifully presented throughout, this attractive home combines well-planned accommodation, modern enhancements and a convenient location, making it an ideal purchase for families and those seeking a home ready to move straight into







FULL DESCRIPTION

ENTRANCE

HALLWAY

LIVING ROOM
16'4"x 11'7" (5.00mx 3.55m)

KITCHEN/DINING ROOM
17'6"x 11'1" (5.34mx 3.39m)

SUN ROOM
15'0" x 11'9" (4.58m x 3.60m)

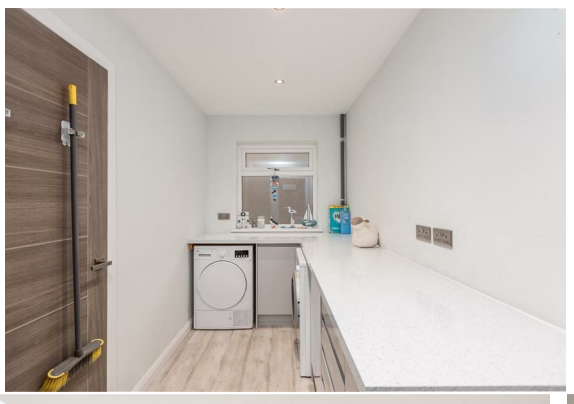
UTILITY ROOM
11'9" x 5'8" (3.60m x 1.73m)

CLOAK ROOM

FIRST FLOOR

LANDING













BEDROOM ONE
10'4" x 10'2" (3.17m x 3.12m)

BEDROOM TWO
10'8" x 10'2" (3.26m x 3.12m)

BEDROOM THREE
7'4" x 725'0" (2.25m x 221m)

FAMILY BATHROOM

EXTERNAL

COUNCIL TAX BAND = C

EPC=TBC

TENURE= FREEHOLD

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





