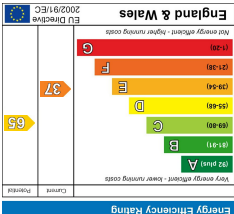
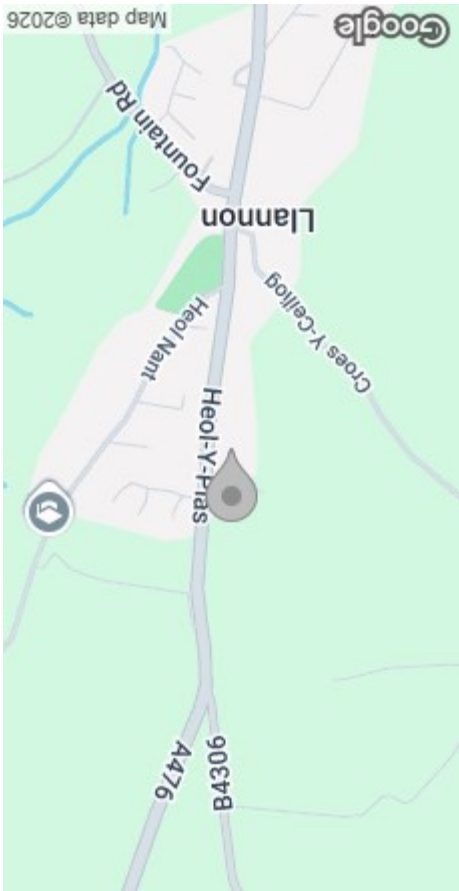


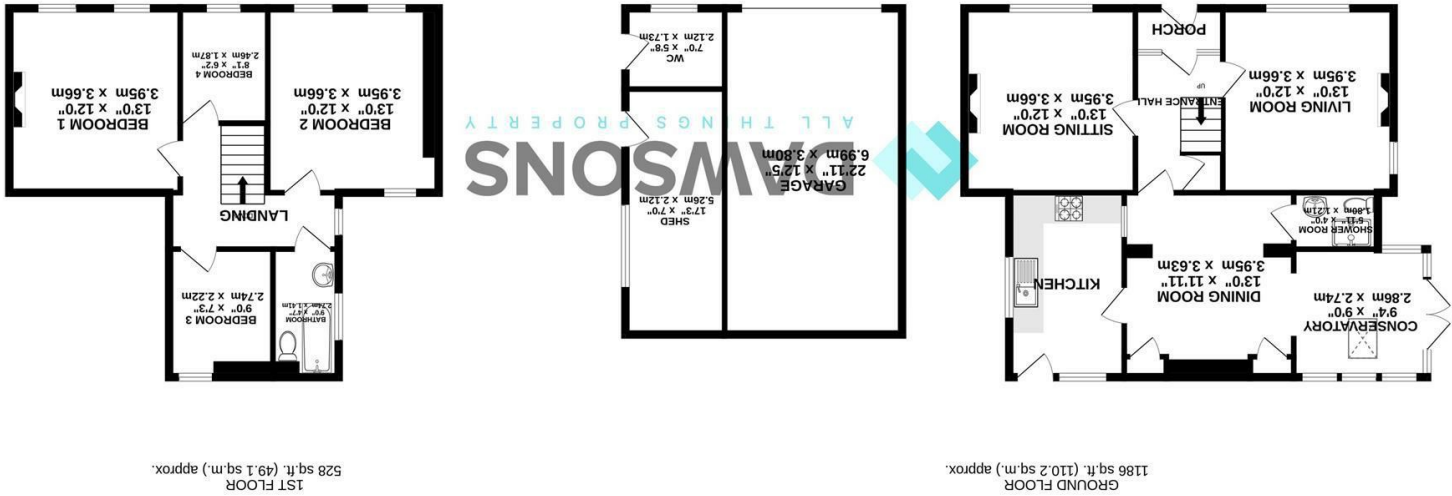
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

Standing proudly on a plot of 0.28 acres within the popular village of Llannon, Maes y Coed is a unique four-bedroom detached home offering an exceptional blend of space, period character and countryside charm, while remaining within easy reach of Llanelli, Cross Hands and the M4 corridor. Occupying an enviable position on the historic Heol Y Plas ("Road of the Manor"), this distinguished family home enjoys an elevated setting within a village steeped in Welsh heritage. Having remained in the same family for generations until recently, Maes y Coed is a home that rarely comes to the open market. The property offers spacious and versatile accommodation throughout. The ground floor comprises three reception rooms, a conservatory, kitchen and shower room, while upstairs are four bedrooms together with the family bathroom the well-proportioned layout creates a welcoming atmosphere filled with natural light all of which enjoy countryside views. Externally, Maes y Coed continues to impress. Mature wraparound gardens provide attractive outdoor space with generous front and rear gardens, while a private driveway offers ample off-road parking. In our opinion the detached two-storey garage is substantial and benefits from a further outbuilding with its own WC providing exceptional versatility. Benefiting from existing power and plumbing connections, the building offers excellent potential for use as a workshop, studio, home office, annexe or a range of other purposes, subject to any necessary consents. The accommodation has been

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Living Room
12'11" x 12'0" (3.95m x 3.66m)

Sitting Room
12'11" x 12'0" (3.95m x 3.66m)

Shower Room

Kitchen

Dining Room
12'11" x 11'10" (3.95m x 3.63m)

Conservatory
9'4" x 8'11" (2.86m x 2.74m)



First Floor

Landing

Bedroom 1
12'11" x 12'0" (3.95m x 3.66m)

Bedroom 2
12'11" x 12'0" (3.95m x 3.66m)

Bedroom 3
8'11" x 7'3" (2.74m x 2.22m)

Bedroom 4
8'0" x 6'1" (2.46m x 1.87m)

Family Bathroom

External

Shed
17'3" x 6'11" (5.26m x 2.12m)

W.C
6'11" x 5'8" (2.12m x 1.73m)

Parking

Large driveway and Detached Garage
(6.99m x 3.80m)

Council Tax band = E

EPC = E

Tenure

Services

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

