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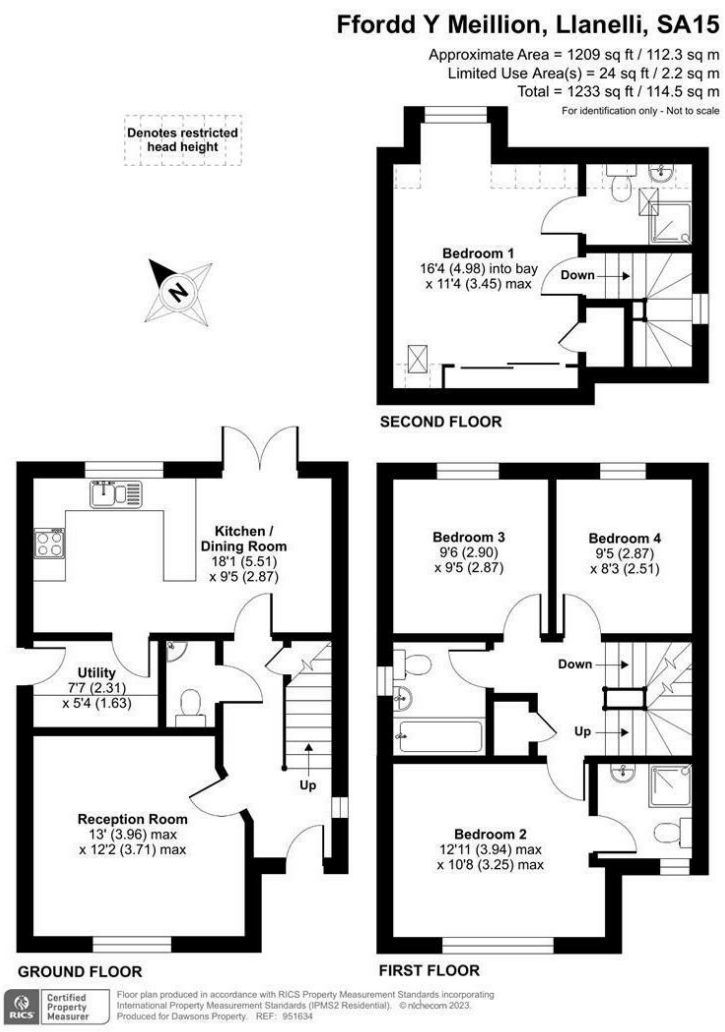
The Links, Machynys, Llanelli, SA15 2EX

Asking Price £340,000

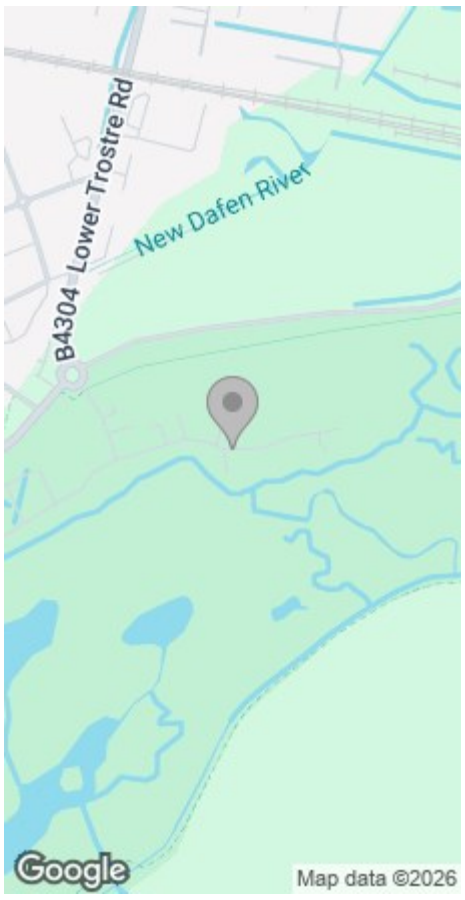
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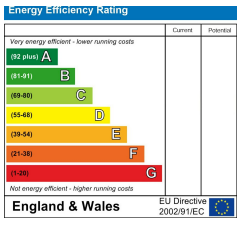
FLOOR PLAN



AREA MAP



EPC



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.

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GENERAL INFORMATION

Situated within the ever-popular Links development at Machynys Golf Course, this impressive four-bedroom detached property offers versatile accommodation arranged over three floors, complemented by far-reaching views and a private rear garden.
The property provides well-proportioned living accommodation ideal for modern family life, with a welcoming entrance leading to a cloakroom, utility room and well-appointed kitchen with adjoining dining area. The generous layout continues across three floors, offering four bedrooms and three bathrooms, providing excellent flexibility for families and those requiring additional guest or working-from-home space.
Externally, the property benefits from a driveway to the side, providing off-road parking, while the private rear garden offers a pleasant outdoor space for relaxing and entertaining. To the side, the property enjoys far-reaching views, adding to the appeal of its enviable position within this sought-after development.
The Links at Machynys is a particularly popular residential location, ideally positioned for access to the golf course and the wider amenities and attractions of the Machynys area, while providing a peaceful setting within an established development.







FULL DESCRIPTION

ENTRANCE

HALLWAY

LOUNGE
12'11" x 12'2" (3.96m x 3.71m)

CLOAKROOM
5'4" x 2'11" (1.65m x 0.91m)

KITCHEN/DINING AREA
18'0"x 9'4" (5.51mx 2.87m)

UTILITY ROOM
7'6"x 5'4" (2.31mx 1.63m)

FIRST FLOOR

LANDING

BEDROOM TWO
12'11" x 10'7" (3.94m x 3.25m)













EN-SUITE
5'10" x 5'10" (1.78m x 1.78m)

BEDROOM THREE
9'6" x 9'4" (2.90m x 2.87m)

FAMILY BATHROOM
7'0" x 5'6" (2.14m x 1.68m)

MASTER SUITE

BEDROOM ONE
16'4" x 11'3" (4.98m x 3.45m)

EN-SUITE
4'11" x 6'5" (1.52m x 1.96m)

EXTERNAL

PARKING

EPC =B

COUNCIL TAX BAND = F

TENURE
Freehold

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.





