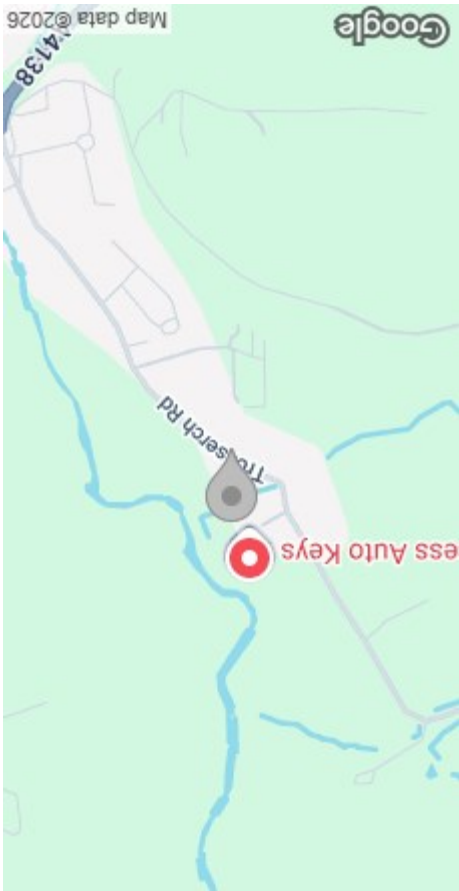


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Produced for Dawson's Property, REF: 1468109

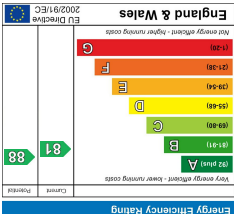


FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

History, modern living, and spectacular surroundings are just a few words that describe this beautifully transformed home. The current owners have thoughtfully extended and enhanced the property with exceptional attention to detail, creating a home filled with warmth, style, and practicality throughout.

From the bespoke kitchen and utility room to the generous bedrooms and stylish bathrooms, every space has been carefully designed with modern family living in mind. The kitchen truly is the heart of the home, offering an impressive open-plan layout with doors leading seamlessly out to the rear garden perfect for entertaining and everyday living alike.

Externally, the good-sized garden enjoys open rural views, creating a semi-rural feel while still remaining conveniently located for commuters, with excellent access to the M4, Llanelli Town Centre, and Trostre Retail Park close by. If you are searching for a home that perfectly blends character, modern convenience, space, and location, then this exceptional property could be the one for you.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge

20'11" max x 11'3" max (6.38m max x 3.45m max)

Living Room

19'9" x 9'5" (6.02m x 2.88m)

Kitchen/Dining Room

22'0" max x 20'7" max (6.72m max x 6.29m max)

Utility

20'7" max x 10'1" max (6.29m max x 3.09m max)

W.C

First Floor



Landing

Bedroom 1

17'1" max x 13'0" max (5.21m max x 3.97m max)

Walk in wardrobe

9'7" x 8'6" (2.93m x 2.60m)

En-suite with additional shower cubicle

Bedroom 2

11'8" max x 8'7" min (3.58m max x 2.63m min)

Bedroom 3

11'3" x 9'6" (3.44m x 2.90m)

Shower En-suite

Bedroom 4

9'6" x 9'1" (2.90m x 2.77m)

Family Bathroom with additional shower cubicle

Parking

Large driveway

Tenure

Freehold

EPC = B

Council Tax Band = D

Services

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

