37 Penyfai Lane

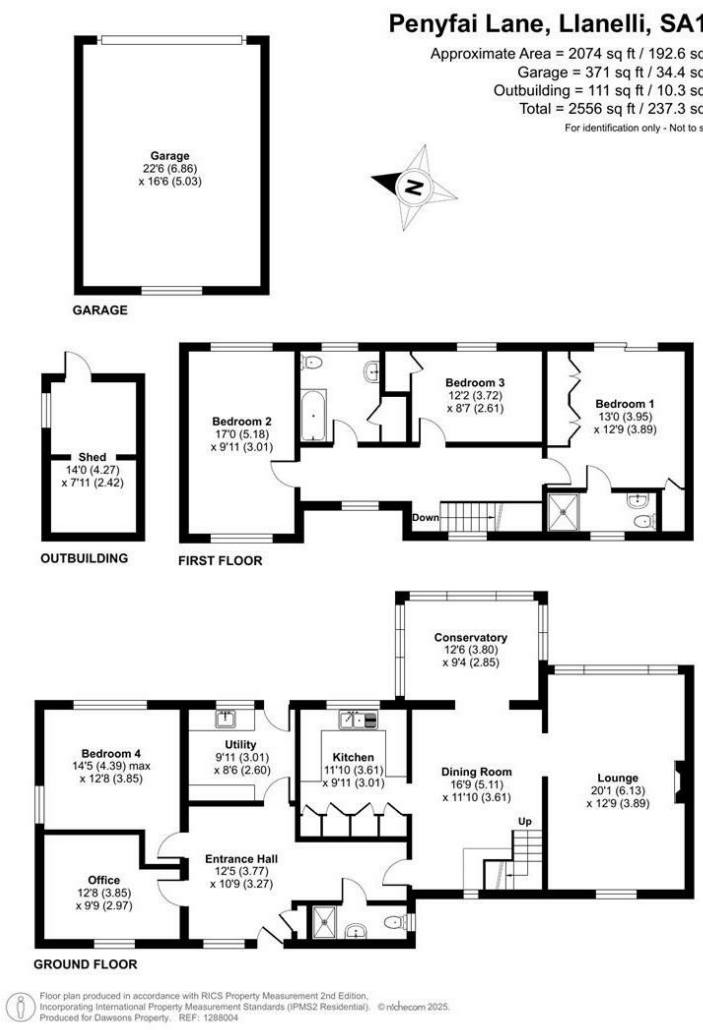
, Llanelli, SA15 4EN

Asking Price £725,000

4 3 3 C



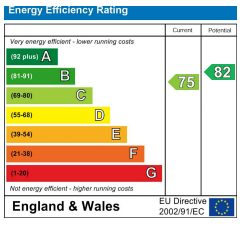
FLOOR PLAN



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

Sitting on one of the area's most sought after locations, in its own grounds of approximately 0.51 acres, this exquisite detached home presents an exceptional opportunity for those seeking a harmonious blend of modern living and natural beauty. Immaculately presented, the property boasts four generously sized bedrooms, making it an ideal haven for families who value both comfort and style. The home features three elegantly designed reception rooms, one of which is open plan to the kitchen/dining area equipped with a range of integrated "Neff" appliances along with under floor heating for comfort and creating a spacious environment which is perfect for relaxation and entertaining guests. A highlight of this residence is the breathtaking sea views that can be admired from various points within the home, allowing residents to enjoy the beauty of the coastline from the comfort of their living space. The wrap-around garden further enhances the outdoor experience, providing a tranquil setting for gardening, play, or simply unwinding amidst the picturesque surroundings. The property is equipped with contemporary shower and bathroom facilities, including an ensuite attached to the master bedroom, ensuring convenience for all family members. Adding to the allure, a first-floor balcony at the rear offers an ideal spot to fully appreciate the outstanding coastal and countryside vistas. Practicality is also a key feature, with a driveway and double garage providing secure parking and additional storage space. As previously stated due to its prestigious location,







FULL DESCRIPTION

Ground Floor

Entrance

Hallway
12'4" x 10'8" (3.77m x 3.27m)

Lounge
20'1" x 12'9" (6.13m x 3.89m)

Conservatory
12'5" x 9'4" (3.80m x 2.85m)

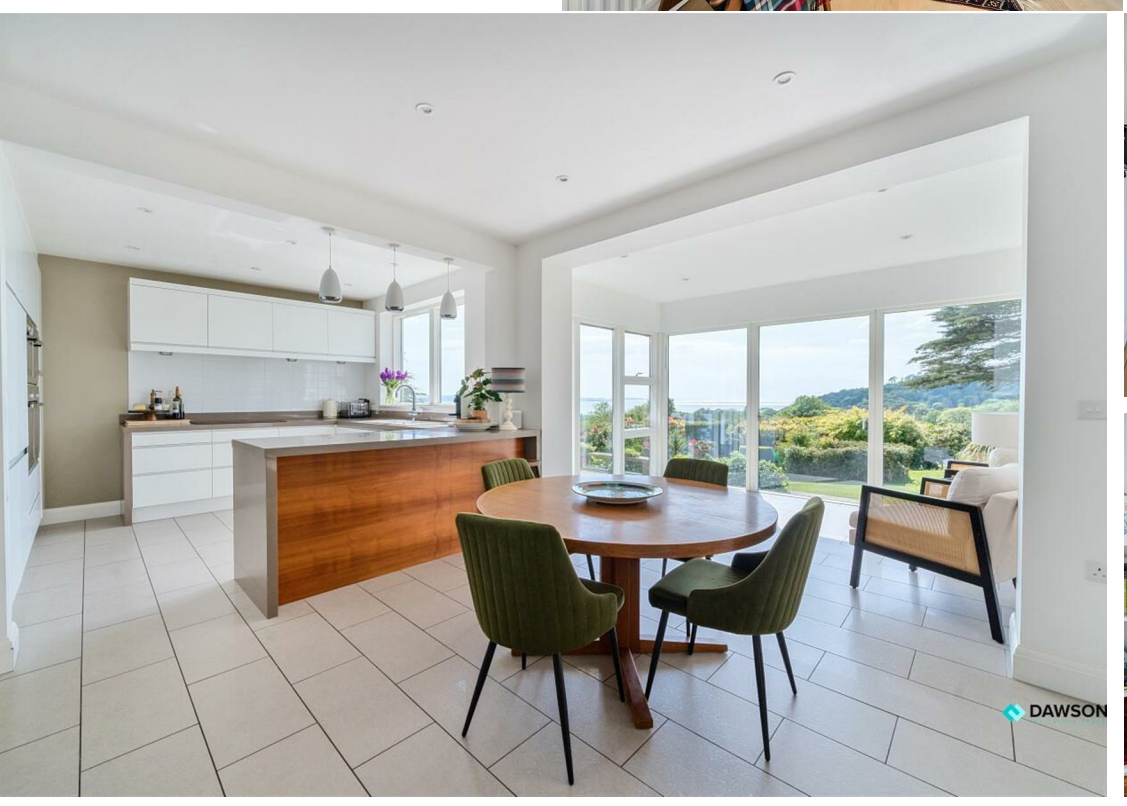
Dining Room
16'9" x 11'10" (5.11m x 3.61m)

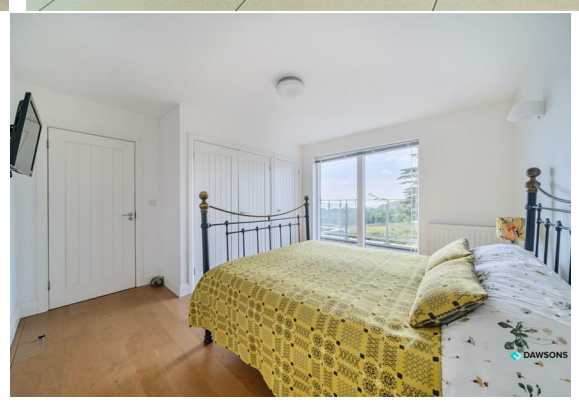
Kitchen
11'10" x 9'10" (3.61m x 3.01m)
Kitchen appliances as follows, "Neff" integrated double oven, "Neff" integrated Microwave oven, "Neff" integrated Steamer, "Neff" induction hob with integrated extractor over, 2 integrated fridge/freezer's, integrated Dishwasher



















Utility
9'10" x 8'6" (3.01m x 2.60m)

Office
12'7" x 9'8" (3.85m x 2.97m)

Bedroom 4
14'4" max x 12'7" (4.39m max x 3.85m)

Shower Room

First Floor

Landing

Bedroom 1
12'11" x 12'9" (3.95m x 3.89m)

Shower En-suite

Bedroom 2
16'11" x 9'10" (5.18m x 3.01m)

Bedroom 3
12'2" x 8'6" (3.72m x 2.61m)

Family Bathroom

Shed
14'0" x 7'11" (4.27m x 2.42m)

Parking
Driveway and Garage (6.86m x 5.03m)

Council Tax Band = F

EPC = C

Tenure
Freehold

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