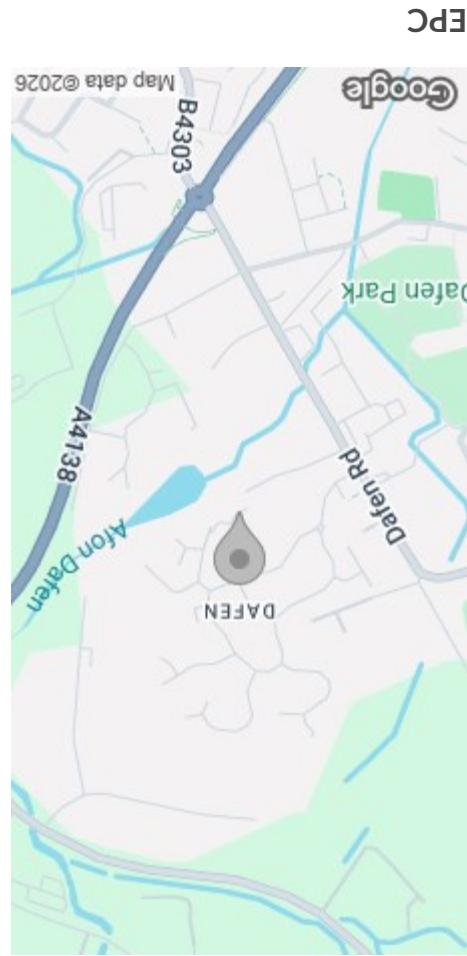


These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

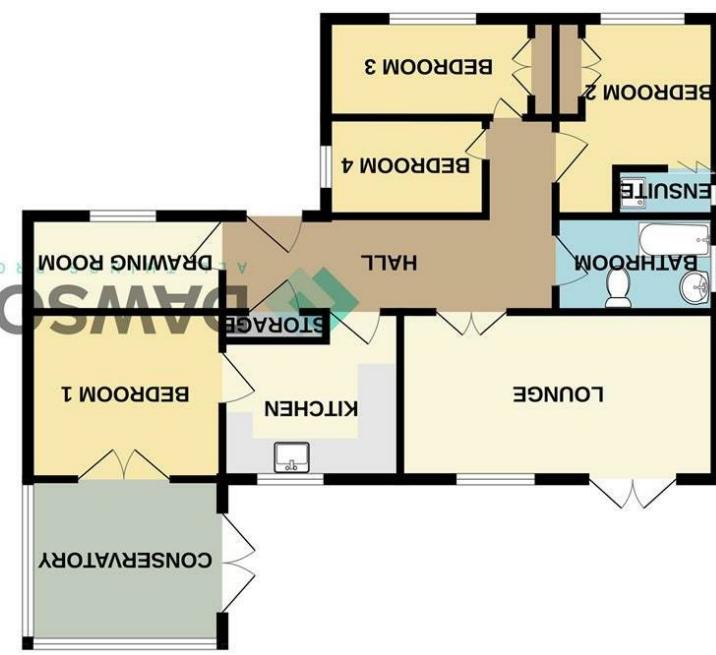
As to the accuracy of energy rating, it is the responsibility of the owner or manager to make sure that any changes or improvements made to the property since the rating was carried out are taken into account when calculating the rating. Made with help of energy rating code 2005.



AREA MAP



1092 sq.ft. (101.5 sq.m.) approx.
GROUND FLOOR



FLOOR PLAN



GENERAL INFORMATION

Situated in a tranquil area of Clos Ty Gwyn, Dafen, Llanelli, this charming detached bungalow offers a perfect blend of comfort and convenience. With four spacious bedrooms, including an en-suite to the master bedroom, this home is ideal for families seeking both space and privacy.

The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen flows seamlessly. The family bathroom is thoughtfully designed to cater to the needs of the household. The light and airy conservatory off the rear bedrooms offers space for relaxation and provides a lovely view over the garden.

Set in a popular residential location, this bungalow enjoys easy access to local retail parks, the M4 motorway, and various amenities, making daily life both convenient and enjoyable. The property is situated in a very private spot, ensuring a peaceful retreat from the hustle and bustle of everyday life.

Additional features include a garage and a driveway, providing ample parking and storage options. The enclosed gardens offer a safe space for children to play or for adults to unwind in the fresh air.

This delightful bungalow is a rare find in a sought-after area, making it an excellent opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this lovely property your new home.



FULL DESCRIPTION

LIVING ROOM

16'7" x 12'10" (5.08m x 3.92m)

STUDY

6'7" x 9'2" (2.03m x 2.81m)

KITCHEN

11'4" x 9'10" (3.47m x 3.01m)

CONSERVATORY

11'5" x 9'6" (3.5m x 2.91m)

BATHROOM

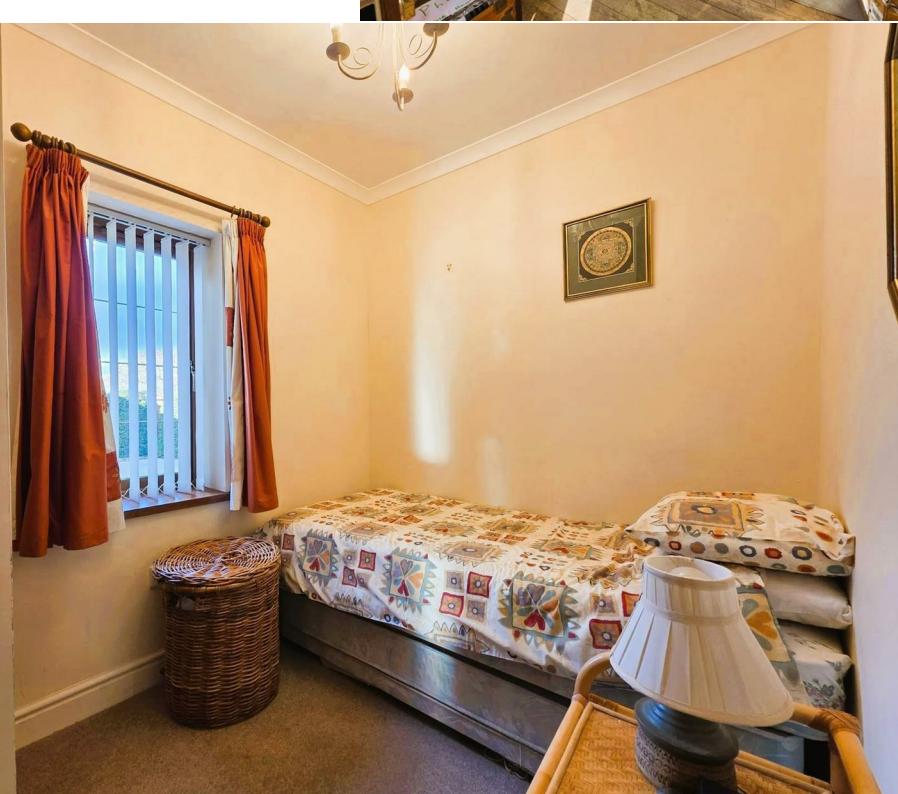
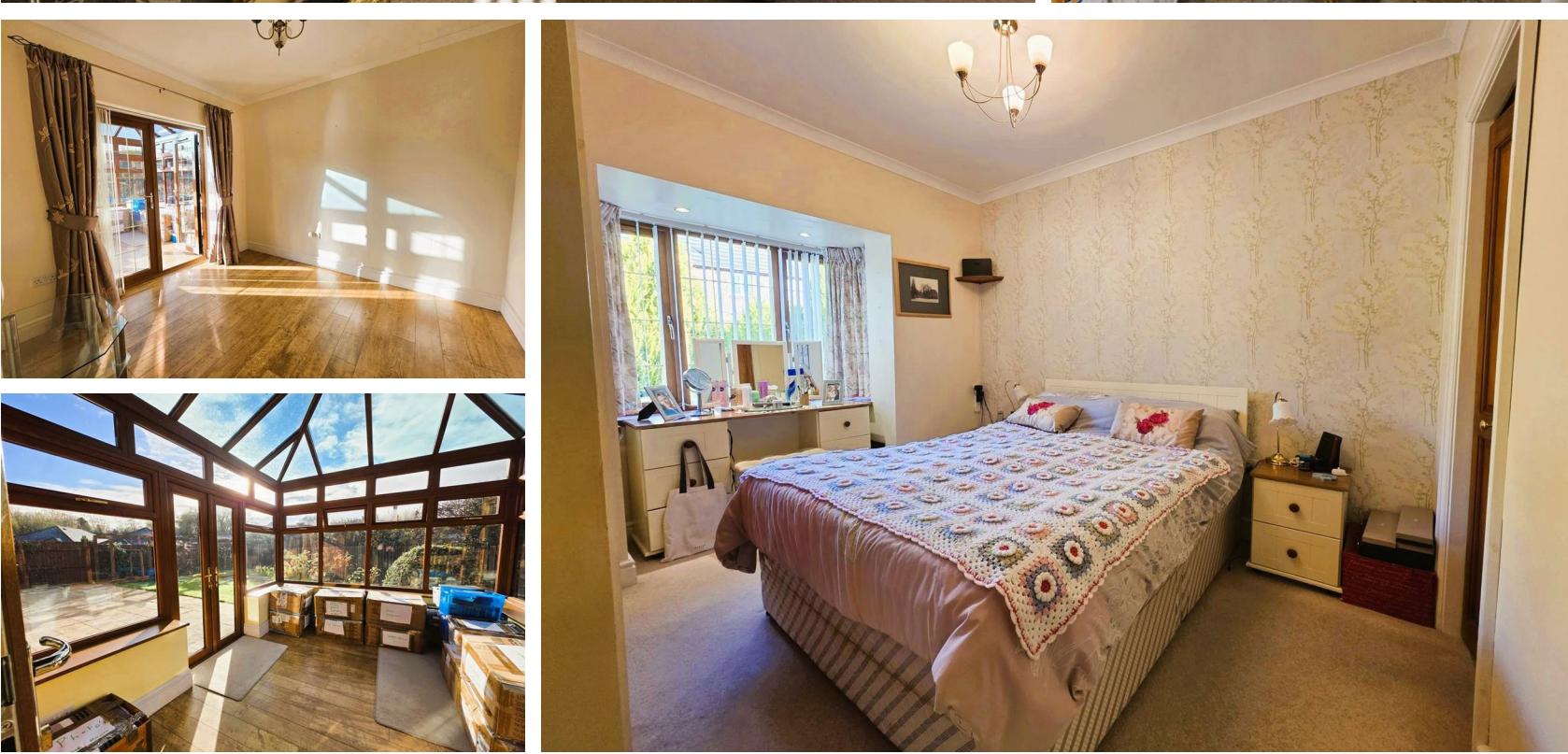
6'9" x 7'0" (2.07m x 2.14m)

BEDROOM 1

9'2" x 10'2" (2.81m x 3.11m)

BEDROOM 2

9'4" x 6'3" (2.85m x 1.93m)



BEDROOM 3

9'5" x 10'6" (2.88m x 3.21m)

BEDROOM 4

10'10" x 10'4" (3.32m x 3.17m)

EN SUITE

4'9" x 7'1" (1.47m x 2.16m)

EXTERNAL

PARKING

Large Driveway and Double Garage

TENURE

FREEHOLD

COUNCIL TAX BAND = E

EPC = C

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.

