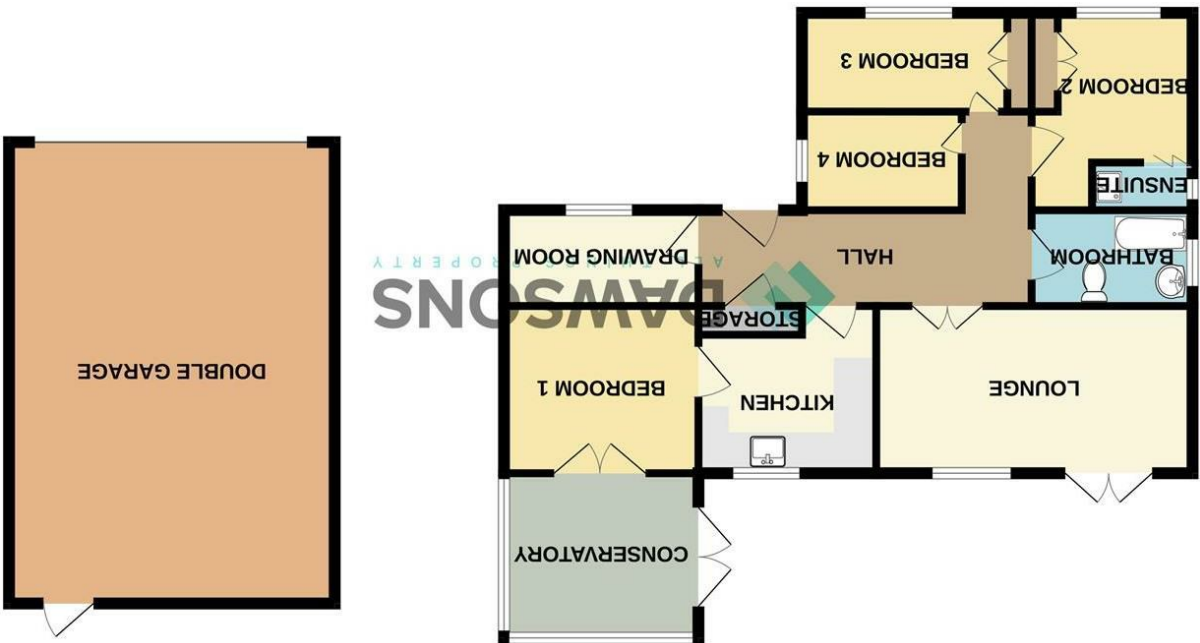


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

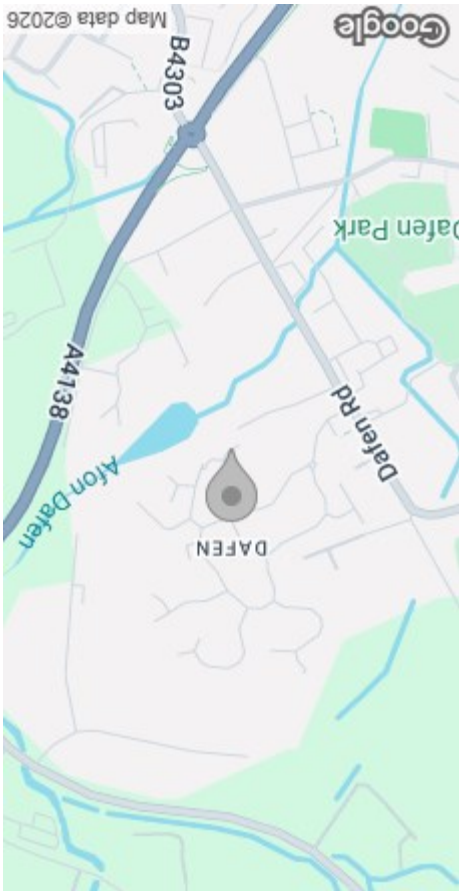
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.
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TOTAL FLOOR AREA : 1092 sq.ft. (101.5 sq.m.) approx.

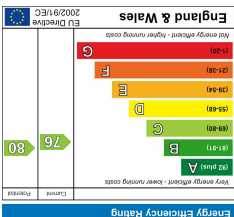


GROUND FLOOR
1092 sq.ft. (101.5 sq.m.) approx.

FLOOR PLAN



AREA MAP



EPC



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.

