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AREA MAP



FLOOR PLAN



1 Yr Allt
Llangennech, Llanelli, SA14 8YU
£530,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Located in the charming and sought-after area of Yr Allt, Llangennech, this exceptional four/five-bedroom detached home offers the perfect blend of comfort, space, and elegance. With breathtaking views and a peaceful setting, this property provides a tranquil lifestyle while remaining within easy reach of local amenities.

Step inside to discover two spacious reception rooms, ideal for both relaxed family living and entertaining guests. An additional versatile room, currently used as a study, easily serves as a fifth bedroom—perfect for growing families or accommodating visitors.

At the heart of the home is a well-appointed kitchen/dining area, thoughtfully designed to cater to modern family life and enhance everyday living. The property also benefits from three bathrooms, including a stylish en-suite shower room, ensuring convenience and comfort for all.

The generous front and rear gardens are a true highlight, offering ample outdoor space for children to play, avid gardeners to create, or simply to unwind and enjoy the stunning natural surroundings. Another added bonus to the outdoor space is the wooded area the current owners also own which is at the rear of the garden. This remarkable home is more than just a place to live—it's a sanctuary where lasting memories can be made. With its expansive living areas, adaptable layout, and serene location, this detached house in Llangennech is a rare find. Don't miss the opportunity to make this beautiful property your new home.



FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room

22'11" x 17'1" (7.01m x 5.21m)



Kitchen/Dining Room

18'9" x 11'8" (5.72m x 3.56m)



Family Room

12'0" x 10'11" (3.66m x 3.35m)



Study

12'0" x 9'1" (3.66m x 2.77m)

Utility

11'10" x 8'2" (3.63m x 2.51m)



Family Bathroom with additional shower cubicle

First Floor

Landing

Bedroom 1

20'2" x 10'11" to bay (6.15m x 3.35m to bay)



Shower En-suite

Bedroom 2

16'2" x 9'10" (4.93m x 3.00m)

Bedroom 3

12'11" x 9'8" (3.96m x 2.97m)

Bedroom 4

11'10" x 8'5" (3.61m x 2.59m)

Family Bathroom

Workshop

15'5" x 11'5" (4.70m x 3.48m)

Shed

10'2" x 7'3" (3.10m x 2.21m)

Parking

Driveway and Garage (5.51m x 3.48m)

Council Tax Band = F

EPC = C

Tenure

Freehold

Services

Broadband - The current supplier is SKY (Fibre)

Mobile - SKY - 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.

