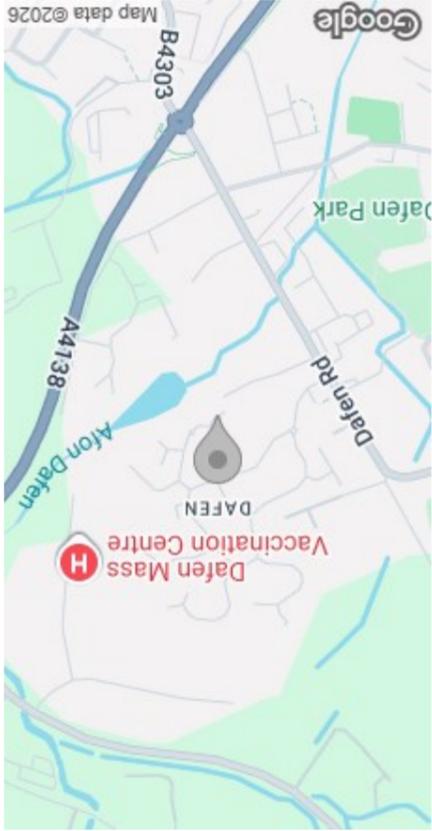


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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for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



AREA MAP



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

FLOOR PLAN



2 Clos Ty Gwyn
 Dafen, Llanelli, SA14 8UT
Asking Price £325,000



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.

