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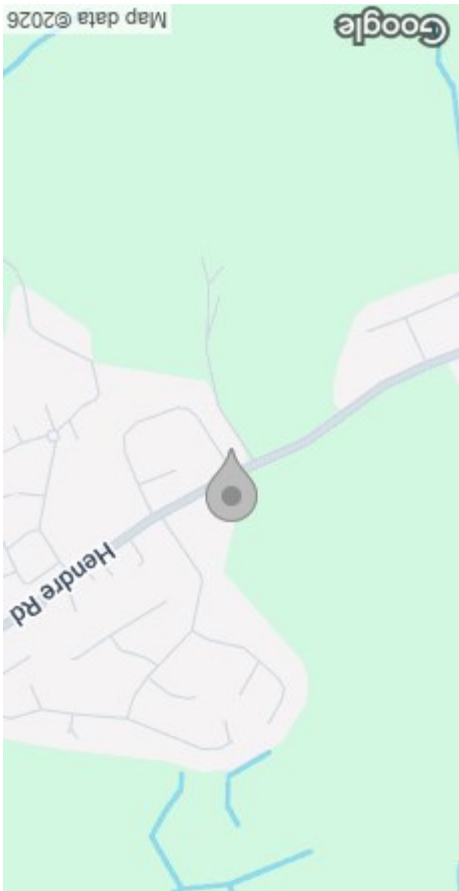
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective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

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TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) approx.

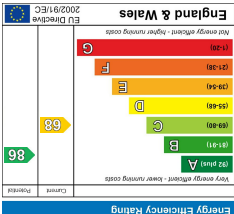


FLOOR PLAN



AREA MAP

EPC





GENERAL INFORMATION

Nestled in the charming area of Clevisdon Park, Llangennech, this three-bedroom detached property offers a perfect blend of comfort and convenience. Ideal for families or those seeking a peaceful retreat, the home is conveniently located near the M4 motorway, providing easy access to nearby towns and cities.

Upon entering, you are welcomed by a spacious lounge/diner, perfect for entertaining guests or enjoying family meals. The well-appointed kitchen complements this area, making it a functional space for culinary enthusiasts. The property boasts three bedrooms which are spread over two levels, ensuring ample space for relaxation and privacy. With two bathrooms, one conveniently located on each level, morning routines are made effortless.

The exterior of the property is equally impressive, featuring both front and rear gardens that provide a lovely outdoor space for gardening or simply enjoying the fresh air. Off-road parking is also available, adding to the convenience of this charming home.

One of the standout features of this property is the breathtaking views over the valley, offering a picturesque backdrop that enhances the overall appeal. This home is not just a place to live; it is a sanctuary that combines modern living with the beauty of nature. Whether you are looking to buy or rent, this property in Llangennech is a wonderful opportunity that should not be missed.

FULL DESCRIPTION

Entrance

Hallway

Lounge/Diner  
28'7" x 10'5" (8.73 x 3.2)

Lounge  
9'11" x 8'11" (3.03 x 2.72)

Bedroom 3  
16'4" x 7'3" (5 x 2.23)

Kitchen  
10'11" x 9'1" (3.33 x 2.77)

Shower room  
9'3" x 7'3" (2.82 x 2.22)

First Floor

Landing



Bedroom One  
10'5" x 13'1" (3.2 x 4)

Bedroom Two  
13'3" x 13'1" (4.05 x 3.99)

Bathroom  
6'7" x 6'2" (2.01 x 1.89)

External

Rear Garden

Front Garden

Parking

Driveway to the front

Council Tax - Band C

EPC - D

Services

Heating System - Gas  
Mains gas, electricity, sewerage and water  
Broadband - Not currently at the property.  
Mobile - 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.

