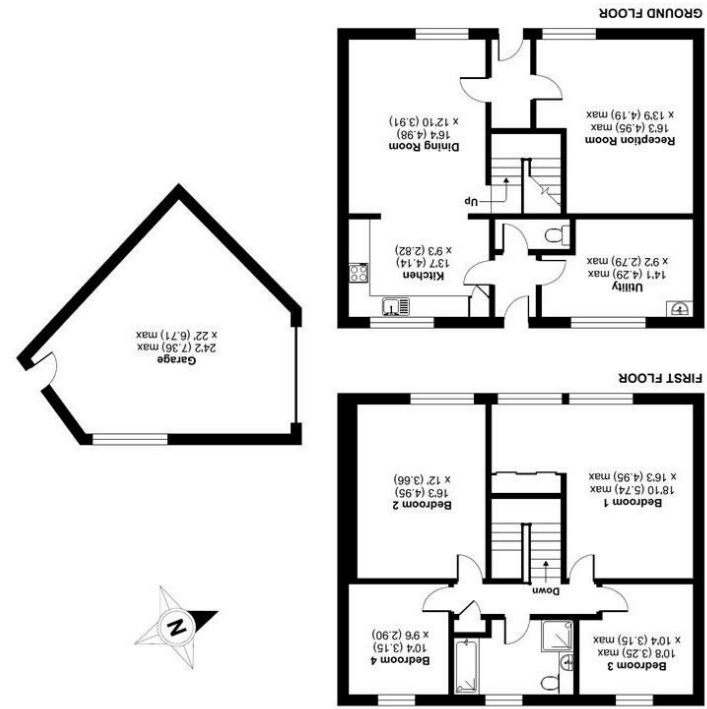


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Measurement). © Dawson 2025. REF: 1315117

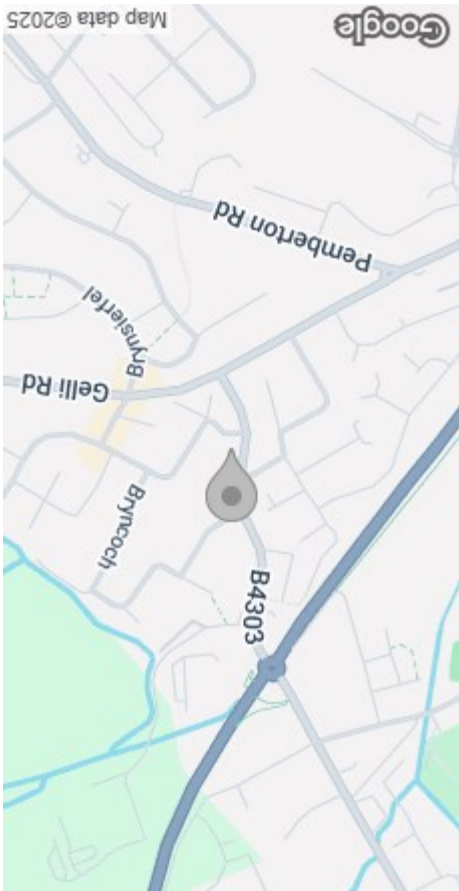


Cartref, Pencelliogi, Llanelli, SA14

Approximate Area = 1695 sq ft / 157.4 sq m
Garage = 357 sq ft / 33.2 sq m
Total = 2052 sq ft / 190.6 sq m

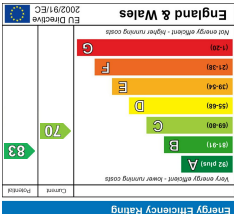
For identification only - Not to scale

FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

Set on an elevated plot with open rear views, this impressive double-fronted semi-detached property offers versatile living ideal for modern family life. The spacious layout includes two bright reception rooms, a well-appointed kitchen, and a separate utility room, providing flexibility for both entertaining and everyday living. Upstairs, you'll find four generously sized bedrooms and a family bathroom, perfect for growing families or those needing work-from-home space. Outside, the large garden offers plenty of room for play, gardening, or relaxing, while the gated driveway provides ample off-road parking. A detached garage/workshop completes this superb home — ideal for storage, hobbies, or further potential.

FULL DESCRIPTION

ENTRANCE HALL

LIVING ROOM
16'2" x 13'8" (4.95m x 4.19m)

DINING ROOM
16'4" x 12'9" (4.98m x 3.91m)

KITCHEN
13'6" x 9'3" (4.14m x 2.82m)

REAR HALLWAY

UTILITY
14'0" x 9'1" (4.29m x 2.79m)

DOWNSTAIRS W.C.

LANDING



BEDROOM 1
18'9" x 16'2" max (5.74m x 4.95m max)

BEDROOM 2
16'2" x 12'0" (4.95m x 3.66m)

BEDROOM 3
10'7" x 10'4" (3.25m x 3.15m)

BEDROOM 4
10'4" x 9'6" (3.15m x 2.90m)

BATHROOM

EXTERNAL

PARKING
Drive and garage 7.36m x 6.71m

COUNCIL TAX BAND = D

EPC-C

TENURE
FREEHOLD

SERVICES
Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
Broadband - The current supplier is Sky
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Talk Talk
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

