



76 Bwlchygwynt, Llanelli, SA15 2AQ  
£439,950



Davies Craddock Estates are pleased to present for sale this five bedroom Town House in the popular location of Bwlch Y Gwynt, Llanelli.

Welcome to this exceptional five-bedroom townhouse, perfectly positioned to offer breathtaking views of Llanelli beach from multiple vantage points. The home is designed for both comfort and entertaining, with its versatile layout.

The heart of the home is the open-plan kitchen, dining and living area. This bright and airy space opens onto a private balcony, providing the perfect spot to enjoy your morning coffee or an evening drink while watching the waves.

The entire top floor is dedicated to the impressive master suite. This private sanctuary boasts incredible, uninterrupted sea views and features a modern en-suite bathroom, creating a true sense of luxury and escape.

One of the four spacious bedrooms, currently used as a second living room, offers added flexibility and a convenient cloakroom. It opens out onto a private patio, an ideal sanctuary for quiet moments with stunning sea views.

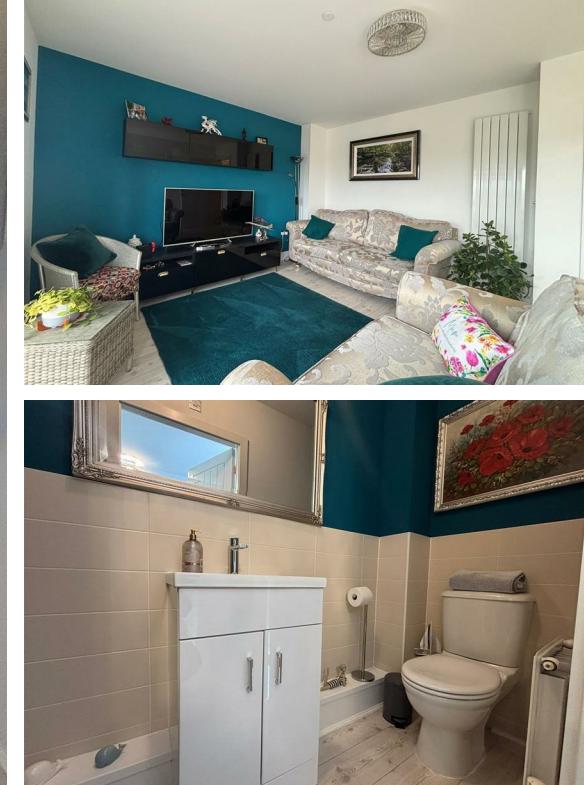
This is a rare opportunity to own a unique property with an enviable location and unparalleled views.

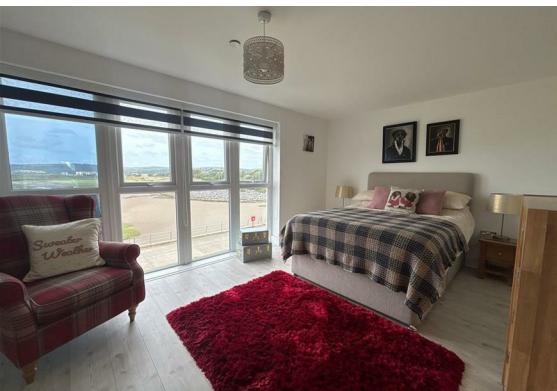
#### **Hallway**

Laminate flooring, storage cupboard, door with access to the garage, stairs to first floor, door into;

#### **Bedroom With En-Suite**

14'4" x 12'0" approx. (4.39 x 3.66 approx.)  
Door to rear, leading on to private patio area over looking the sea.





### Ensuite

4'2" x 12'2" approx. (1.29 x 3.73 approx.)  
Fitted with W/C, hand wash basin, shower cubicle, laminate flooring, part tiled walls.

### First Floor

Landing area - stairs to second floor.

### Open Plan Kitchen, Diner & Living Room

31'0" x 18'9" approx. (9.45 x 5.74 approx.)  
Fitted with wall and base units with worktop over, hob with extractor hood over, mid level double oven, sink and drainer with mixer tap, integrated dishwasher, fridge/freezer & wine/drinks fridge. Laminate flooring throughout, two windows to rear, double doors to rear leading to balcony with sea views.

### Second Floor

Landing area - stairs to third floor.

### Bedroom

17'11" x 10'5" approx. (5.47 x 3.20 approx.)  
)  
Windows to rear, fitted mirrored wardrobes, radiator.

### Bedroom

13'5" x 10'9" approx. (4.09 x 3.30 approx.)  
Window to front, radiator.

### Bedroom

9'6" x 8'0" approx. (2.90 x 2.44 approx.)  
Window to front, radiator.

### Master Bedroom With En-Suite

31'0" x 18'9" approx. (9.45 x 5.74 approx.)  
Open plan bedroom leading to ensuite. Double doors to rear, and door to rear both with views over looking the sea.

### En-Suite

9'6" x 7'7" approx. (2.90 x 2.32 approx.)  
Fitted with W/C, hand wash basin, double shower, tiled flooring.

### External

Driveway leading to integral garage.  
Sea views from front and back.

To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, 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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes.

Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale.

A floorplan along with any boundary plan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions in any instance.

Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

- Five Bedroom Town House With Sea Views
- Viewing Essential
- Private Balcony & Private Courtyard Garden
- Driveway & Garage
- Mains Gas, Electric, Water & Drainage
- EPC - B approx 188m<sup>2</sup>
- Council Tax - F ( August 25 )
- Very Well Presented Throughout
- Freehold
- Approx £200.00 PA Estate Maintenance Charge ( August 25 )

We'd love to hear what you think!  
**LEAVE US A REVIEW**



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Reviews \*\*\*\*\*