



4 Clos Bryn Haul, Llanelli, SA14 9DZ

£435,000

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Davies Craddock Estates are pleased to present for sale, this four bedroom detached property in the sought after location of Clos Bryn Haul, Llwynhendy.

Notably positioned on one of the larger plots in the development, set in a cul de sac with private gated entry and driveway leading to the property and double garage, this home really has kerb appeal.

Step inside to discover a well-presented and spacious interior. The welcoming living room flows seamlessly into a dining room, which then leads into a bright and airy conservatory. Also on the ground floor, you'll find an additional versatile reception room, currently utilised as a fifth bedroom leading into a well-appointed kitchen with access to a convenient utility room and a practical cloakroom.

Conveniently positioned, the property benefits from quick and easy access to the M4 corridor and excellent road links to Llanelli town centre and Trostre and Pemberton retail parks, placing an abundance of amenities within easy reach.

Early viewing is essential to see what this property has to offer.

Porch

Enter via double doors, window to side, tiled flooring.

Hallway

Wood effect flooring, radiator, stairs to first floor, under stairs storage cupboard.

Living Room

13'8" x 19'3" approx. (max) (4.17 x 5.87 approx. (max))

Bay window to front, two windows to side, double door to rear, feature fire place, wood effect flooring.

Dining Room

12'8" x 12'4" approx. (3.87 x 3.76 approx.)

Window to side, radiator, wood effect flooring, double door into;

Conservatory

12'4" x 13'5" approx. (3.76 x 4.11 approx.)

Wood effect flooring, two radiators, door to side.

Reception Room

13'8" x 9'1" approx. (4.17 x 2.77 approx.)

Currently used as a bedroom

Window to front, wood effect flooring, radiator.

Kitchen

12'4" x 12'4" approx. (3.78 x 3.76 approx.)

Fitted with wall and base units with worktop over; sink and drainer with mixer tap, Rangemaster with extractor hood over; integrated dishwasher, space for fridge/freezer, tiled splash backs, tiled flooring, radiator; window to rear; door into;

Utility

5'3" x 7'1" approx. (1.62 x 2.18 approx.)

Fitted with wall and base units with worktop over; sink and drainer with mixer tap, space for washing machine & tumble dryer, tiled flooring, wall mounted boiler (IDEAL) door to rear, door into;





Cloakroom

Fitted with W/C, hand wash basin vanity unit, window to side, tiled flooring.

Landing

Loft access, storage cupboard (water tank)

Master Bedroom

14'5" x 13'1" approx. (max) (4.41 x 4.01 approx. (max))

Walk-in wardrobes, window to front, radiator, door into;

En-Suite Bathroom

7'7" x 11'3" approx. (2.32 x 3.43 approx.)

Fitted with W/C, hand wash basin, panelled bath, shower cubicle, window to side, tiled walls, vinyl flooring, radiator.



Bedroom Two

15'2" x 10'8" approx. (max) (4.63 x 3.27 approx. (max))

Walk-in wardrobes, window to front, radiator.

Bedroom Three

11'2" x 13'1" approx. (max) (3.41 x 4.00 approx. (max))

Walk-in wardrobes, window to rear, radiator.

Bedroom Four

8'9" x 15'5" approx. (max) (2.67 x 4.70 approx. (max))

Walk-in wardrobe, window to rear, radiator.



Bathroom

10'1" x 7'4" approx. (3.09 x 2.25 approx.)

Fitted with W/C, hand wash basin, panelled bath, shower cubicle, tiled walls, vinyl flooring, window to rear.

External

Gated driveway to the front leading to double garage. Side gated access to enclosed rear garden with patio area leading to lawn area.

Garage

18'6" x 18'9" approx. (5.65 x 5.72 approx.)

Two electric roller doors to front, full electrics.

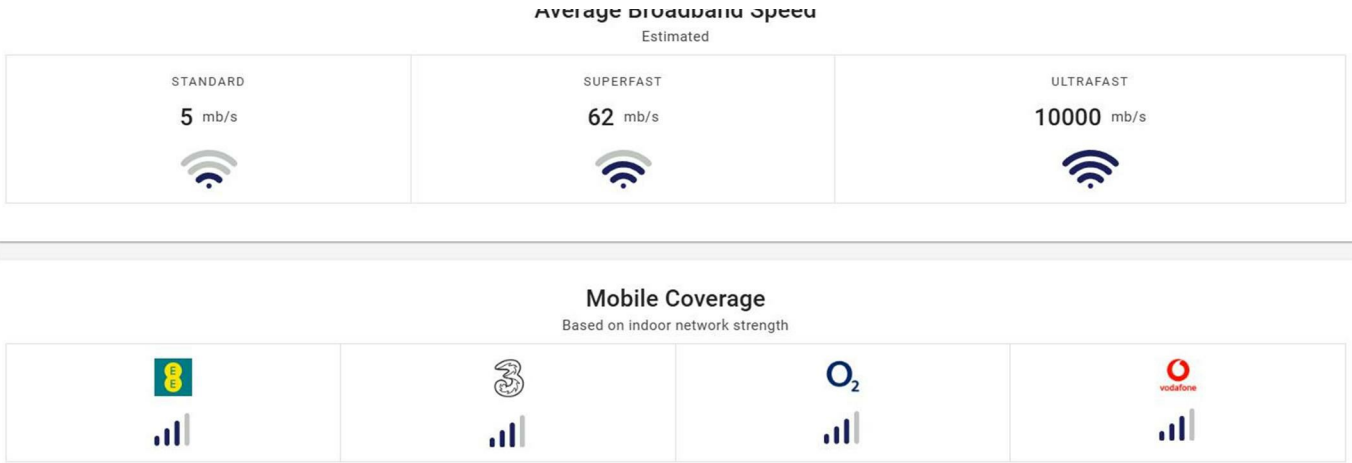


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Detached Home With Four Bedrooms & Master En-Suite
- Cul De Sac Location & Spacious Plot
- Gated Driveway & Double Garage
- Conservatory
- Solar Panels (owned)
- Mains Gas, Electric, Water & Drainage
- EPC - C (Approx 142m2/1528ft2)
- Floorplan Available
- Council Tax - E (Provided by local authority, subject to change)
- Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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 firm's 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.

We'd love to hear what you think!

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A REVIEW



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