



24 Rhes Brickyard Row, Llanelli, SA15 2EN

£260,000

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Davies Craddock Estates are pleased to present for sale this semi-detached property in the highly sought-after area of Machynys.

Benefiting from a private driveway and a separate garage for convenient off-road parking, this property offers a warm and welcoming home. The ground-floor accommodation comprises an entrance hallway, a cozy living room, and a spacious kitchen-diner. To the first floor, there are three bedrooms—including a master with en-suite shower room—alongside a contemporary family bathroom.

Externally, the property boasts stunning, uninterrupted panoramic views across the golf course, Machynys Bay, and over to the Gower Peninsula. The rear enclosed garden features both lawn and patio areas, with side gated access and direct entry into the garage.

Situated in the highly desirable and prestigious coastal area of Machynys, this property offers a premier lifestyle opportunity. Residents can enjoy immediate access to the Millennium Coastal Path, perfect for scenic walking, running, and cycling. The property overlooks the championship Machynys Peninsula Golf Club, which features a luxury spa, health club, and a popular bar and restaurant. With breathtaking views stretching across the Burry Estuary towards the Gower Peninsula, the location perfectly blends tranquil coastal living with easy access to Llanelli town centre, Trostre Retail Park, and excellent transport links to the M4.

With no onward chain, early viewing is essential to see what this property has to offer.





### Entrance Hallway

Stairs to first floor, laminate flooring, radiator.

### Cloakroom

Fitted W/C, pedestal wash hand basin, radiator, window to front, laminate flooring, partly tiled walls

### Living Room

12'2 x 15'4 approx (3.71m x 4.67m approx)

Window to front, laminate flooring, under stairs storage cupboard, two radiators.



### Kitchen

15'4 x 10'3 approx (4.67m x 3.12m approx)

Fitted with wall and base units with worktop over, gas hob and electric oven with extractor hood over, space for washing machine, dishwasher and fridge freezer, sink and drainer with mixer tap, radiator, window and French doors to rear, laminate flooring,

### Landing

Loft access, radiator.

### Master Bedroom

12'2 x 11'7 approx (3.71m x 3.53m approx)

Window to front, radiator, door into:



### Ensuite

Fitted with W/C, pedestal wash hand basin, shower cubicle, radiator, window to front, laminate flooring, partly tiled walls.

### Bedroom Two

9'1 x 8'8 approx (2.77m x 2.64m approx)  
Window to rear, radiator.

### Bedroom Three

9'2 x 6'3 approx (2.79m x 1.91m approx)  
Window to rear, radiator.

### Bathroom

6'4 x 5'5 approx (1.93m x 1.65m approx)  
Fitted with W/C, pedestal wash hand basin, bath with shower over, radiator, window to side, laminate flooring, partly tiled walls.

### Externally

Enclosed rear garden mainly laid to lawn, paved patio area. Garage and Driveway

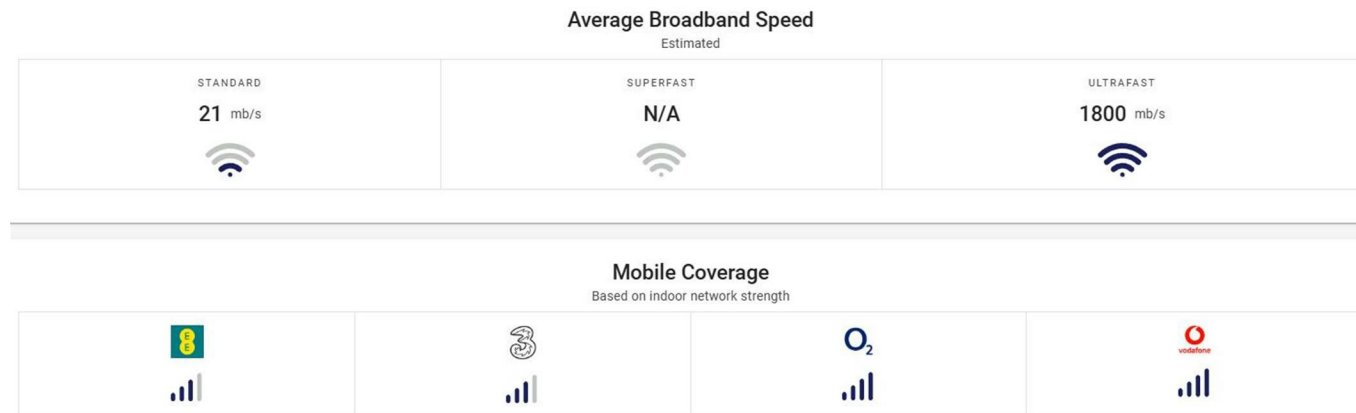


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Semi-Detached Property
- Three Bedrooms
- Master En-Suite
- Driveway & Garage
- Mains, Gas, Electric Water & Drainage
- EPC - B Approx. 72m2
- Council Tax Band - D (information provided by local authority and subject to change)
- Freehold
- No Chain
- Remus Estate Management Charge Approx. £178.92pa

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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!

**LEAVE US  
A REVIEW**



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Reviews ★★★★★