



58 Station Road, Llangennech, SA14 8UE

£395,000

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Davies Craddock Estates are proud to present for sale this stunning detached bungalow on Station Road, Llangennech.

Meticulously renovated with a sleek, modern aesthetic, this residence is defined by its impressive open-plan living, dining, and kitchen area, where two sets of bi-folding doors create a seamless transition to the rear garden. The home offers unparalleled comfort with underfloor heating throughout and features a master suite with a private en-suite, alongside a family bathroom boasting a freestanding bath, separate shower cubicle, and "his and hers" twin sinks.

Designed for the modern lifestyle, the property includes a practical utility room and a garage with a versatile separate room currently utilised as a home gym.

The exterior is an entertainer's dream, featuring an enclosed garden with a patio, a dedicated fire pit with seating, and a low-maintenance artificial lawn. For ultimate relaxation, a sheltered area houses a private hot tub, while the front of the property provides an expansive driveway with ample parking for multiple vehicles.

This is a rare opportunity to acquire a turnkey home in a sought-after location that perfectly balances luxury with functional family living.

Ideally situated in the sought-after village of Llangennech, this property offers the perfect balance of village charm and modern convenience. Residents benefit from being within walking distance of highly-regarded local primary schooling and popular village pubs, while the nearby Llangennech Railway Station and immediate access to the M4 corridor (J48) make it a commuter's dream. For broader amenities, the extensive retail and leisure facilities of Parc Trostre and Llanelli town center are just a short drive away, ensuring everything you need is right on your doorstep.





Entrance Hallway

Tiled flooring, loft access.

Bedroom One

16'2" x 13'2" approx. (4.94 x 4.02 approx.)

Window top front, built in wardrobe, fitted storage cupboard/wardrobes, wood effect flooring, door into:

Ensuite

7'4" x 3'4" approx. (2.24 x 1.04 approx.)

Fitted with W/C, hand wash basin vanity, shower cubicle, heated towel rail, tiled walls and flooring, window to side.

Bedroom Two

13'7" x 7'5" approx. (4.15 x 2.28 approx.)

Window to side, built in storage cupboard, wood effect flooring.

Bedroom Three

7'8" x 10'2" approx. (2.34 x 3.12 approx.)

Window to side, wood effect flooring.

Bathroom

9'10" x 7'8" approx. (3.02 x 2.34 approx.)

Fitted with W/C, his and hers hand wash basin vanity, shower cubicle, free standing bath, heated towel rail, tiled walls and flooring, window to front.

Utility

13'7" x 5'1" approx. (4.15 x 1.56 approx.)

Fitted with base units with worktop over; sink and drainer, space for washing machine & tumble dryer, tiled flooring, external door to side. Boiler (WORCESTER)

Open Plan Living/Dining/Kitchen

27'1" x 24'6" approx. (max) (8.27 x 7.49 approx.)

(max))

Kitchen fitted with wall and base units with worktop over, kitchen island with sink and drainer, dining table extended, integrated fridge/freezer, dishwasher, oven, microwave & coffee machine with hot drawers, five ring hob with extractor hood over. Feature fire place and media wall, two sets of bi-folding doors to rear, built in ceiling speakers, tiled flooring, window to side.

External

Front : Driveway for multiple vehicles. Side gated access to rear. Rear : Patio area with pathway leading to sheltered area. Lawn (artificial grass) Fire pit and seating area.

Garage

11'6" x 10'9" approx. (3.53 x 3.30 approx.)

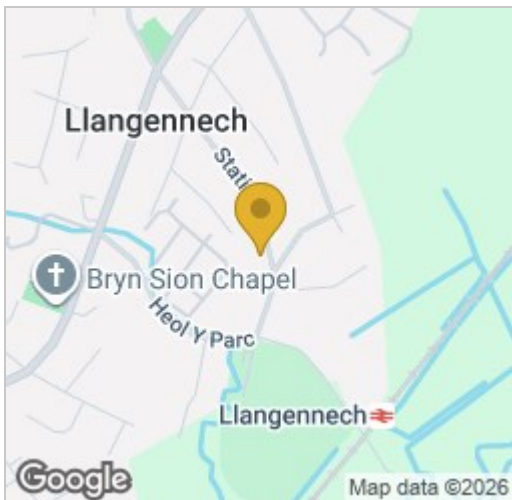
Electric roller door to front, door into;

Office/Gym/Store.

10'4" x 8'8" approx. (3.16 x 2.65 approx.)

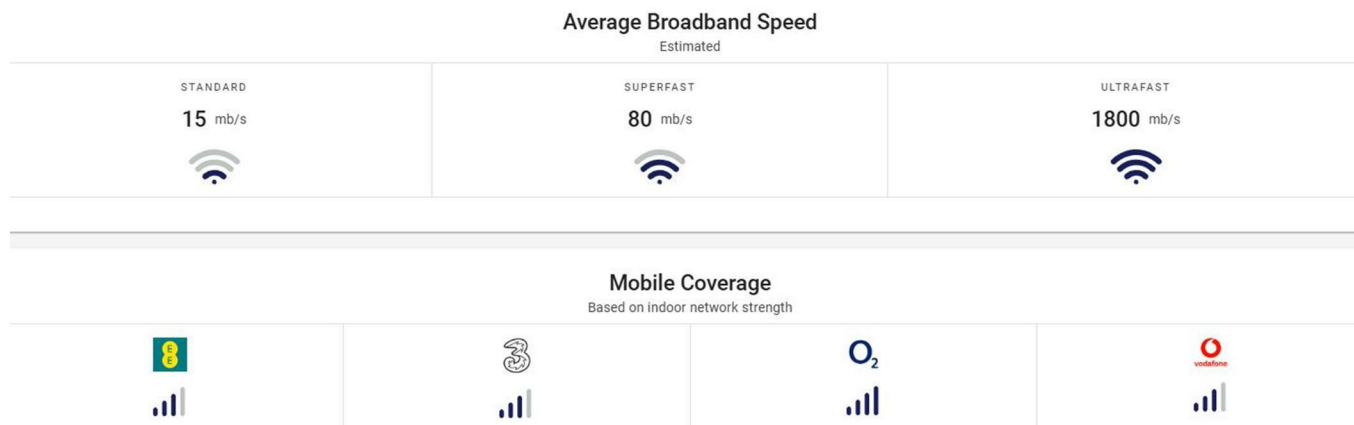


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Detached Bungalow
- Three Bedrooms
- Open Plan Living
- Driveway
- Garage/Office
- Underfloor Heating Throughout
- Mains Gas, Electric, Water & Drainage
- Council Tax - D (April 26)
- EPC -C
- Freehold. No Chain

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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