



4 Cwrt Ty Gwyn, Llangennech, SA14 8YJ

£640,000

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**Davies**  
CRADDOCK



We are delighted to present for sale this unique opportunity to purchase this detached Six Bedroom Executive Home set in the sought-after location of Cwrt Ty Gwyn, Llangennech, Llanelli.

Llangennech is a village situated to the east of Llanelli and has close links to the M4 corridor. Home to a small supermarket, doctors' surgery, primary and junior school. Served by local bus services and Llangennech railway station on the Heart of Wales Line with trains to Swansea to the south and Shrewsbury to the north.

This desirable residence is set over three floors with ample space throughout viewing being essential to appreciate all that the property has to offer.

Set within a select development of homes with exclusive gated entrance comprising of:

### Entrance Hall

Porcelain tiled flooring throughout.

### Cloakroom/Downstairs WC

3'7" x 7'6" approx (1.1 x 2.3 approx)

Two piece suite comprising a wash hand basin and low level WC. Housing multi-media controls

### Lounge

17'8" x 28'6" approx (5.4 x 8.7 approx)

Spacious room. Central feature fireplace. Integral Bose sound system. Dual aspect windows. French doors leading to the rear.

### Dining Room

15'1" x 11'9" approx (4.6 x 3.6 approx)

Rear aspect bay window with French doors leading to the garden. Porcelain tiles throughout.

### Kitchen

14'5" x 14'9" approx (4.4 x 4.5 approx)

'Sigma 3' kitchen fitted with a range of wall and base units with contrasting granite worktops. Integrated appliances include Belfast sink, gas cooker range set into an alcove and a dishwasher. Space for American style fridge/freezer. Slate flooring with underfloor heating. Twin rear aspect picture windows.

### Utility Room

7'2" x 11'5" approx (2.2 x 3.5 approx)

Fitted wall and base units with contrasting granite worktops. Inset sink and plumbing for appliances. Access to the loft and door to the rear.







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### Sitting Room

14'1" x 11'1" approx (4.3 x 3.4 approx)

Twin front aspect windows. Integral sound system speakers.

### First Floor Galleried Landing

Three front aspect picture windows.

### Bedroom Two

18'0" x 14'1" approx (5.5 x 4.3 approx)

Double room with fitted wardrobe. Twin front aspect windows. Door to:



### En-Suite Shower Room

11'5" x 6'10" approx (3.5 x 2.1 approx)

Three piece suite comprising a walk in shower, wash hand basin and low level WC. Heated towel rail.

### Bedroom Three

14'1" x 13'5" approx (4.3 x 4.1 approx)

Double room with fitted wardrobe. Twin front aspect windows.

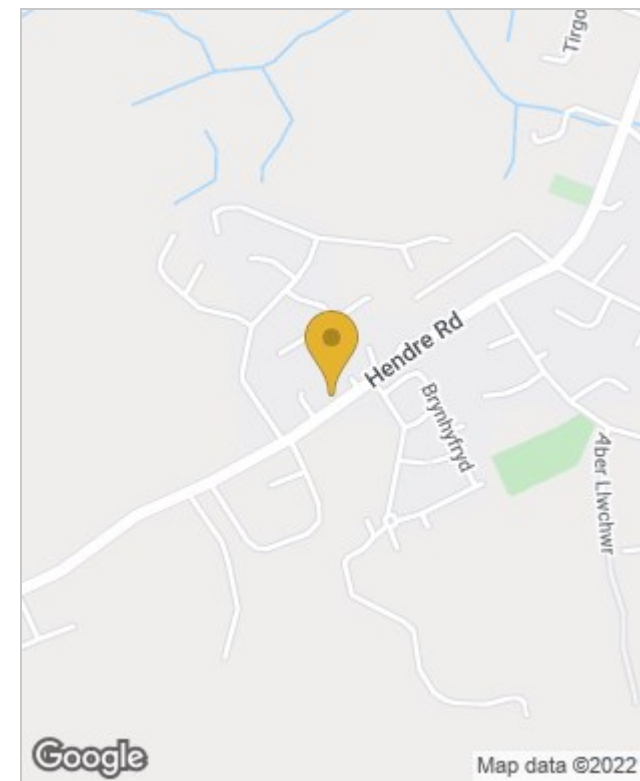
### Bedroom Four


11'9" x 13'9" approx (3.6 x 4.2 approx)

Double room with fitted wardrobe. Twin rear aspect windows.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(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 	

## Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01554 778899

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