



26 Aber Llchwyr, Llangennech, Llanelli, SA14 8AH £650,000



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WELCOME

Davies Craddock Estates are pleased to present for sale this detached property in Aber Lluchwr.

Set over three impressive floors, this exceptional 6-bedroom detached residence defines contemporary luxury living.

Perfectly designed for modern families, the property boasts sleek, high end finishes throughout, seamlessly balancing expansive open-plan social spaces with private, quiet retreats. Every inch of this home has been crafted with style and functionality in mind.

Throughout all three floors, the property is defined by clean lines, contemporary fixtures, and high-end finishes, offering a rare combination of substantial square footage and effortless modern luxury

LOCATION

Situated in the highly desirable Aber Lluchwr development in Llangennech, the property enjoys excellent commuter links with easy access to the M4 motorway (Junction 48), placing Swansea, Cardiff, and Carmarthen within effortless reach.

The village of Llangennech offers a fantastic community atmosphere, highly regarded primary schooling, local pubs, and amenities, while remaining just a short drive from Llanelli town centre and the coast.





Upon entering, you are greeted by a welcoming entrance hall featuring sleek, modern flooring that sets a sophisticated tone for the rest of the home. Directly off the hallway lies the true showstopper of the property: a spectacular, expansive open-plan kitchen, dining, and family living area. This light-filled space serves as the ultimate social hub, boasting a high-specification kitchen with sleek cabinetry, premium integrated appliances, and a seamless flow that is perfect for both busy family life and grand-scale entertaining.

For moments when you need a quiet retreat, the ground floor also features a formal separate living space—a cozy sanctuary tucked away from the main open-plan buzz. For those working from home, a dedicated, peaceful office space provides the perfect environment for focus and study. Rounding out the ground floor is a highly practical utility room, designed to keep the main kitchen clutter-free, and a sleek, contemporary downstairs shower room and WC

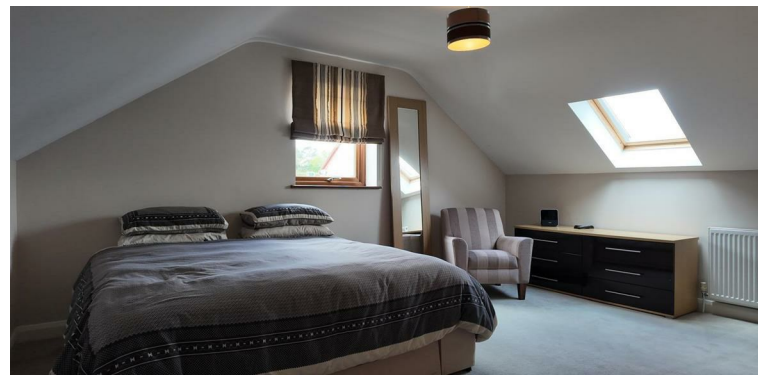
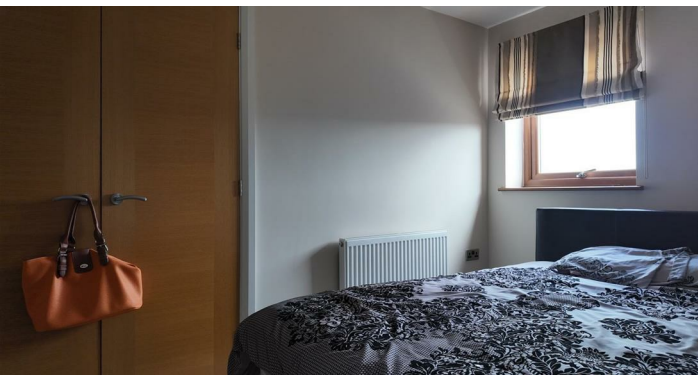
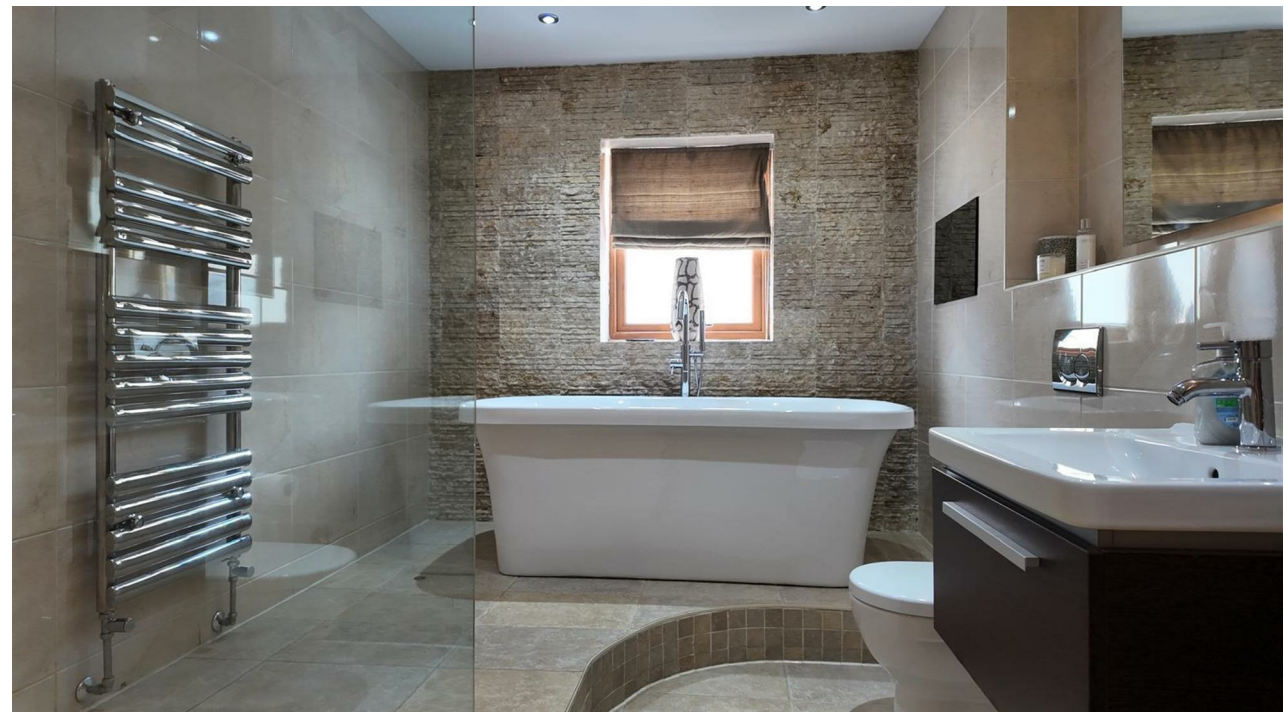
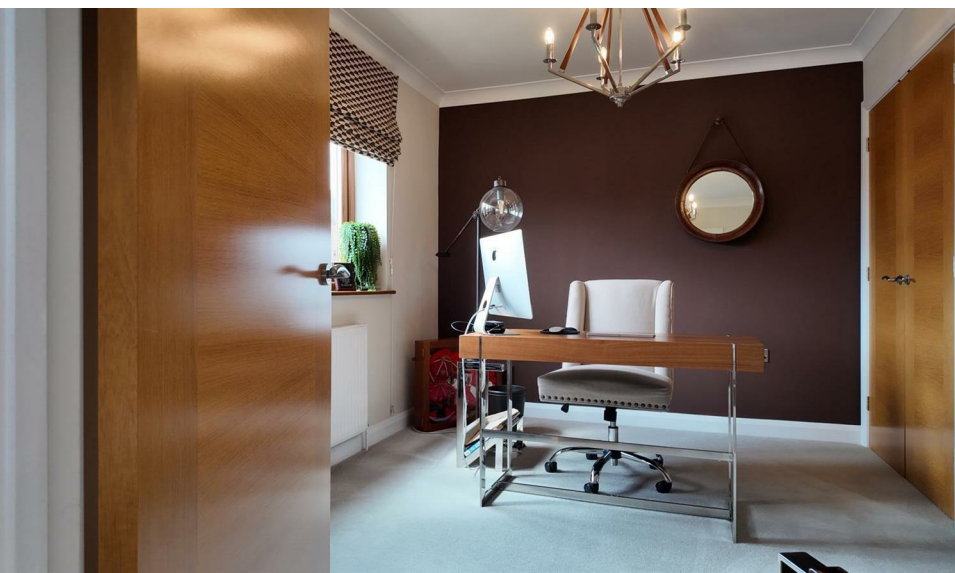






Ascending to the first floor, you will find the master suite. Designed as an exclusive adult retreat, this grand space features a spacious double bedroom, a dedicated walk-in dressing room, and a contemporary en-suite shower room. The remainder of this floor houses further three well-proportioned bedrooms, offering plenty of space for family members, all serviced by a stylish and modern family bathroom.

Continuing up to the second floor, the property reveals an incredibly versatile top-floor retreat. Consisting of two further generous bedrooms and a modern top-floor shower room, this level offers a fantastic sense of privacy. It is an ideal setup for independent teenagers, an impressive guest suite, or alternative spaces like a home cinema or games room. Throughout all three floors, the property is defined by clean lines, contemporary fixtures, and high-end finishes, offering a rare combination of substantial square footage and effortless modern luxury.



EXTERNAL

The impressive stature of this residence is apparent from the moment you arrive. To the front of the property, a substantial driveway provides an abundance of off-road parking space for multiple vehicles, making it ideal for large families or visiting guests, before leading down to a convenient detached garage.

Step outside into the fully enclosed rear garden, which offers a private and secure haven for the whole family. A beautifully laid patio area provides the ideal spot for alfresco dining, summer barbecues, or outdoor entertaining. Beyond the patio, the garden features a well-maintained lawned area alongside a charming summer house—a versatile outdoor bonus that could be used as a garden bar, hobby room, or a tranquil spot to relax and enjoy the warmer months.



ROOM DESCRIPTION

Entrance Hallway
Stairs to first floor, tiled flooring, storage cupboard.

Lounge
approx 19'0" x 11'2"
Window to front, two windows to side, wood effect laminate flooring, media wall with feature fire.

Study/Office Room
approx 8'8" x 12'2"
Window to front, wood effect flooring.

Open Plan Kitchen/Dinning/Living Area
approx 24'6" x 33'11"
Two windows to rear, two windows to side, French doors to side, wall and base units with worktop over, breakfast bar, sink and drainer with mixer tap, double free standing cooker with extractor hood over, integrated mid level ovens, coffee machine, fridge freezer and dishwasher, tiled flooring.

Utility Room
Window and door to side, tiled flooring, wall and base units with worktop over, sink and drainer with mixer tap, space for washing machine and tumble dryer, boiler (Worcester), storage cupboard housing heat pump.

Cloakroom
Tiled flooring and tiled walls, W/C, hand wash basin, heated towel rail.

Gallery Landing
Window to front, stairs to second floor, airing cupboard.

Master Bedroom
approx 13'10" x 12'2"
Window to rear, walk in wardrobe, radiator.

Ensuite
Window to rear, tiled walls and flooring, W/C, hand wash basin, shower, heated towel rail.

Bedroom Two
approx 10'9" x 12'2"
Window to front, radiator.

Bedroom Three
approx 10'0" x 12'2"
Window to rear, fitted wardrobes, radiator.

Bedroom Four
approx 11'10" x 12'2"
Window to front, built in wardrobes, radiator.

Bathroom
approx 8'5" x 12'2"
Window to side, tiled flooring and walls, W/C, hand wash basin, walk in shower, roll top bath, heated towel rail.

Bedroom Five
approx 15'5" x 15'2"
Window to side, velux window to rear, built in wardrobes, vaulted ceiling.

Bedroom Six
approx 9'4" x 14'11"
Window to side, built in wardrobes, vaulted ceiling.

Shower Room
Velux window, tiled flooring, W/C, hand wash basin, shower cubicle, heated hand rails, vaulted ceilings.

External
Front : Driveway leading to detached garage (not inspected)
Rear : Enclosed garden with side access with patio and lawn areas, summer house.

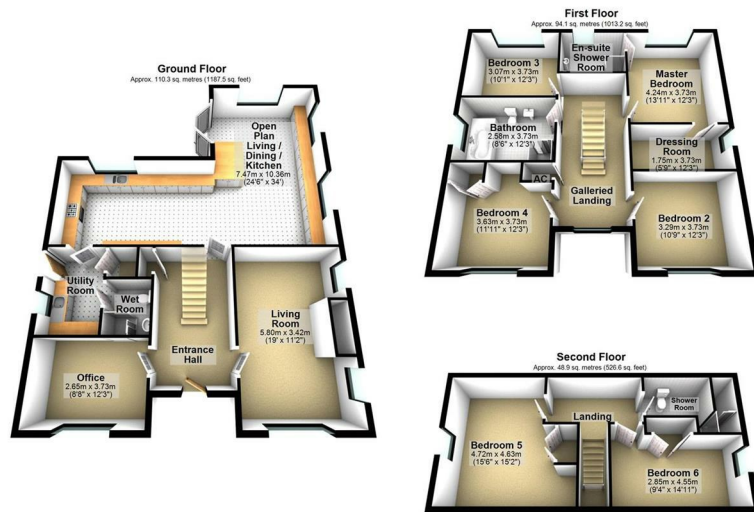


Davies Craddock Estates

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Total area: approx. 253.4 sq. metres (2727.3 sq. feet)

- Detached Property
- Six Bedrooms
- Master Ensuite & Dressing Room
- Open Plan Living/Kitchen/Diner
- Driveway & Garage
- Mains Gas, Electric, Water & Drainage
- Council Tax - G (Provided by local authority, subject to change)
- EPC - B (Approx, 248m2/2,669sqft)
- Freehold
- Viewing Essential



Average Broadband Speed

Estimated

STANDARD	SUPERFAST	ULTRAFAST
15 mb/s	58 mb/s	1800 mb/s

Mobile Coverage

Based on indoor network strength

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These particulars, whilst believed to be accurate 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, 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. 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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