



18 Llygad-Y-Ffynnon, Llanelli, SA15 5UL
£389,995

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Davies Craddock Estates is pleased to present for sale this beautifully well-presented, detached property situated in a sought-after, quiet cul-de-sac in Llygad-Y-Ffynon, Five Roads. This exclusive location boasts minimal properties, ensuring peace and privacy.

You are greeted by a welcoming hallway that leads to the main living room followed by a dedicated Study/Home Office, a convenient Cloakroom, and a separate Utility Room.

The heart of the home is the impressive open-plan Kitchen/Dining and Living Area, which is flooded with natural light. It features a well-equipped kitchen with ample space for a dining table, and a comfortable area for relaxing. French doors provide seamless access to the rear garden.

Upstairs, the property offers four generous bedrooms. The Master Bedroom benefits from a walk in wardrobe and a private En-suite shower room, while the remaining bedrooms share the contemporary Family Bathroom.

Externally, the property benefits from a spacious driveway providing off-road parking and leading to a detached garage. The enclosed rear garden is designed for low maintenance and relaxation, featuring a small patio area perfect for outdoor dining and a raised lawn area.

This property is ideally located, offering quick and easy access to the local town and village amenities of Llanelli in one direction, and Pontyates and the county town of Carmarthen in the other. Excellent bus routes are also available nearby.

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





Entrance Hallway

Tiled flooring, stairs to first floor, understairs storage cupboard.

Study

8'2" x 5'4" approx. (2.49 x 1.63 approx.)

Window to front, radiator, carpet flooring.

Cloakroom

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

Living Room

17'10" x 11'1" approx. (5.44 x 3.40 approx.)

Windows to front, radiator, feature fire, carpet flooring.

Kitchen/Dining/Living

26'8" x 20'9" approx. (8.13 x 6.35 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and gas hob with extractor hood over, integrated fridge/freezer, tiled splash backs, tiled flooring throughout, radiator, three windows to rear, French doors to side leading to garden.

Utility

8'2" x 5'4" approx. (2.49 x 1.63 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, space for washing machine and tumble dryer, wall mounted boiler (WORCESTER) tiled splash back, tiled flooring, door to side.

Landing

Airing cupboard with radiator, loft access with pull down ladder and lighting, radiator, window to front.

Bedroom One

11'6" x 10'11" approx. (3.53 x 3.35 approx.)

Two windows to front, radiator, door into;

Walk In Wardrobe

En-Suite

Fitted with W/C, hand wash basin vanity unit, shower cubicle, heated towel rack, wall mounted mirror, tiled walls and flooring, window to rear.

Bedroom Two

10'9" x 10'5" approx. (3.28 x 3.20 approx.)

Window to rear, radiator, storage cupboard/wardrobe.

Bedroom Three

11'10" x 8'7" approx. (3.63 x 2.64 approx.)

Window to front, double walk-in wardrobe.

Bedroom Four

10'0" x 8'7" approx. (3.05 x 2.64 approx.)

Window to rear, radiator, double walk-in wardrobe.

External

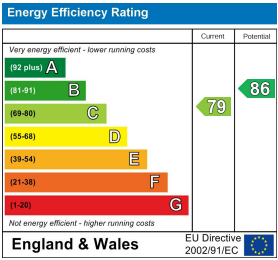
Driveway to side of property leading to detached garage. Enclosed rear garden with patio area and raised lawn. Side gated access.

Garage

18'5" x 12'4" approx. (5.63 x 3.78 approx.)

Up and over doors window and door to side, electrics and lighting. (Not inspected)





These particulars are believed to be accurate and are based on information provided by the vendor(s) and other sources in good faith. They are intended as a general guide only and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided.

Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

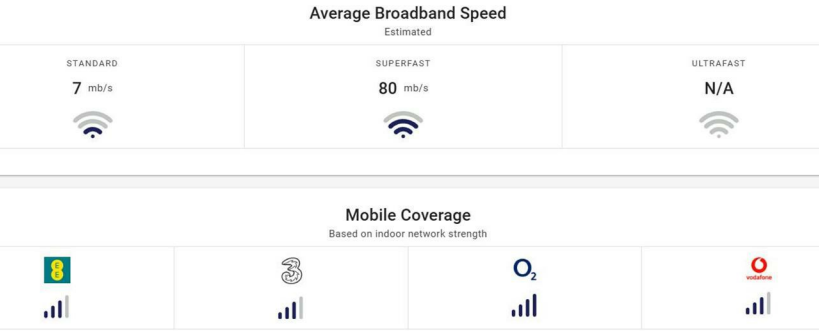
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing.

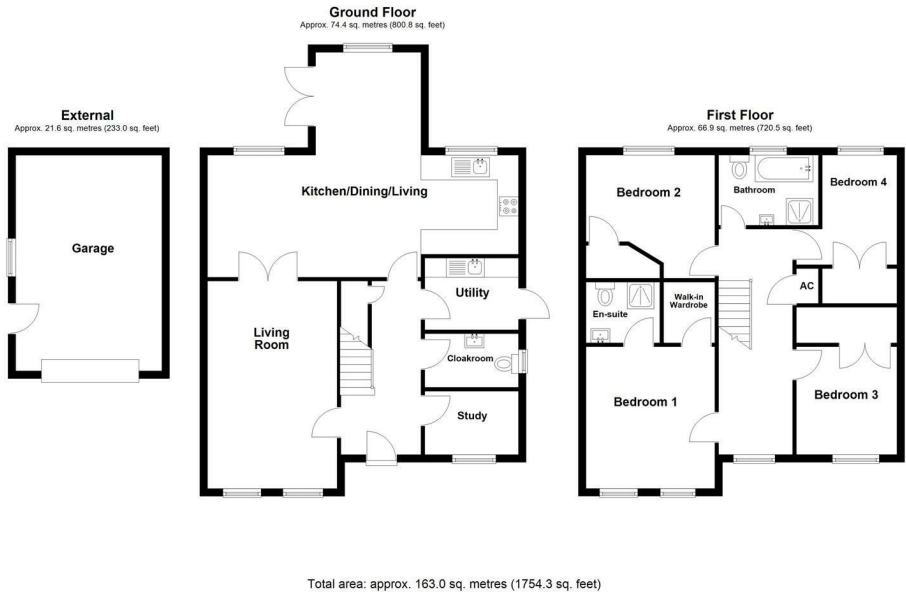
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

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- Detached Home
- Four Bedrooms With Master En-Suite
- Driveway & Garage
- Open Plan Kitchen/Dining/Living
- Cul-De-Sac Location
- Mains Gas, Electric, Water & Drainage

- EPC - C (approx 136m2/1463ft2)
- Council Tax - F (Provided by local authority, subject to change)
- Freehold
- Well Presented Throughout



We'd love to hear what you think!
**LEAVE US
A REVIEW**



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Reviews ★★★★★

