



11 Rhes Brickyard Row, Llanelli, SA15 2DZ

£389,950







# MATERIAL INFORMATION

Davies Craddock Estates are pleased to offer this delightful well presented detached four-bedroom Charles Church constructed home in the sought after area of The Links in Machynys, Llanelli, an excellent opportunity for families or individuals looking for a peaceful retreat with beautiful views with excellent road links to modern amenities.

One of the standout features of this home is the stunning views overlooking the golf course, Lougher Estuary and The Gower, providing a picturesque backdrop that enhances the overall appeal of the property. Whether you are enjoying a morning coffee or entertaining guests in the garden, the serene landscape is sure to impress.

The property boasts a spacious layout, with four well-proportioned bedrooms that offer ample space for family living or guest accommodation. The enclosed garden is a wonderful addition, with paved patio and lawned area with mature shrub around the borders. and a potting area behind the garage.

The property has undergone upgrades to the bathrooms and kitchen ensuring that it meets the needs of contemporary lifestyles while retaining its inviting character.

Additionally, the property includes off road parking and garage, offering convenient storage for vehicles or outdoor equipment. This feature adds to the practicality of the home, making it an ideal choice for those seeking both comfort and functionality.

Further Comprising :

Entrance

Door into:

Hallway

Stairs to first floor, LVT flooring, under stairs storage cupboard, storage cupboard, radiator.

Living Room

18'1" x 11'0" approx

Window to fore, French doors to rear, two radiators.

Study Room

10'4" x 7'6" approx

Window to fore, radiator.

- Four Bedroom Detached Home With Master Ensuite
- Freehold
- EPC - B
- Approx 136m2 ( Floorplan Coming Soon )
- Mains Gas , Water , Electricity & Drainage
- Council Tax Band - F ( August 25 )
- £173.00 p.a Estate Management Fee ( August 25 )
- Open Plan Kitchen & Dining Area
- Sought After Location With Uninterrupted Views Of The Golf Course And Estuary
- Off Road parking & Garage







#### Cloakroom

5'10" x 3'0" approx

Window to side, LVT flooring, partly tiled walls, W/C, wash hand basin set in vanity unit, radiator.

#### Kitchen Diner ( L- Shaped )

23'5" x 17'10" approx

Two windows to side, window to rear, LVT flooring, range of wall and base units with worktop over, five burner gas hob with extractor hood over, two electric ovens, integrated dishwasher, space for washing machine and tumble dryer, space for American fridge freezer, sink and drainer with mixer tap, island with cupboard units underneath, partly tiled walls, two radiators.

#### First Floor Landing

Gallery styled landing, window to side, airing cupboard, loft access with ladder, partially boarded with lighting.

#### Master Bedroom

17'7" x 11'1" approx

Windows to fore and rear, fitted wardrobes, two radiators, door into:

#### Ensuite

7'8" x 5'6" approx

Window to fore, fully tiled walls, tiled flooring and under floor heating, W/C, wash hand basin set in vanity unit, shower cubicle, heated towel rail.

#### Bedroom Two

13'3" x 10'5" approx

Windows to side and rear, fitted wardrobes, radiator.

#### Bedroom Three

10'5" x 9'6" approx

Window to fore, fitted wardrobes, radiator.

#### Bedroom Four

10'5" x 7'10" approx

Window to side, radiator.



#### Bathroom

8'9" x 6'5" approx

Window to side, vinyl flooring, fully tiled walls, W/C and wash hand basin set in vanity units, bath with shower over, heated towel rail.

#### Externally

Enclosed rear garden that's been tastefully designed with mature shrubs, paved patio area and gravelled pathway to wander around the lawned area. UPVC door leading to garage, and to the rear behind the garage there is a potting shed. Side access leading to driveway.

#### Garage

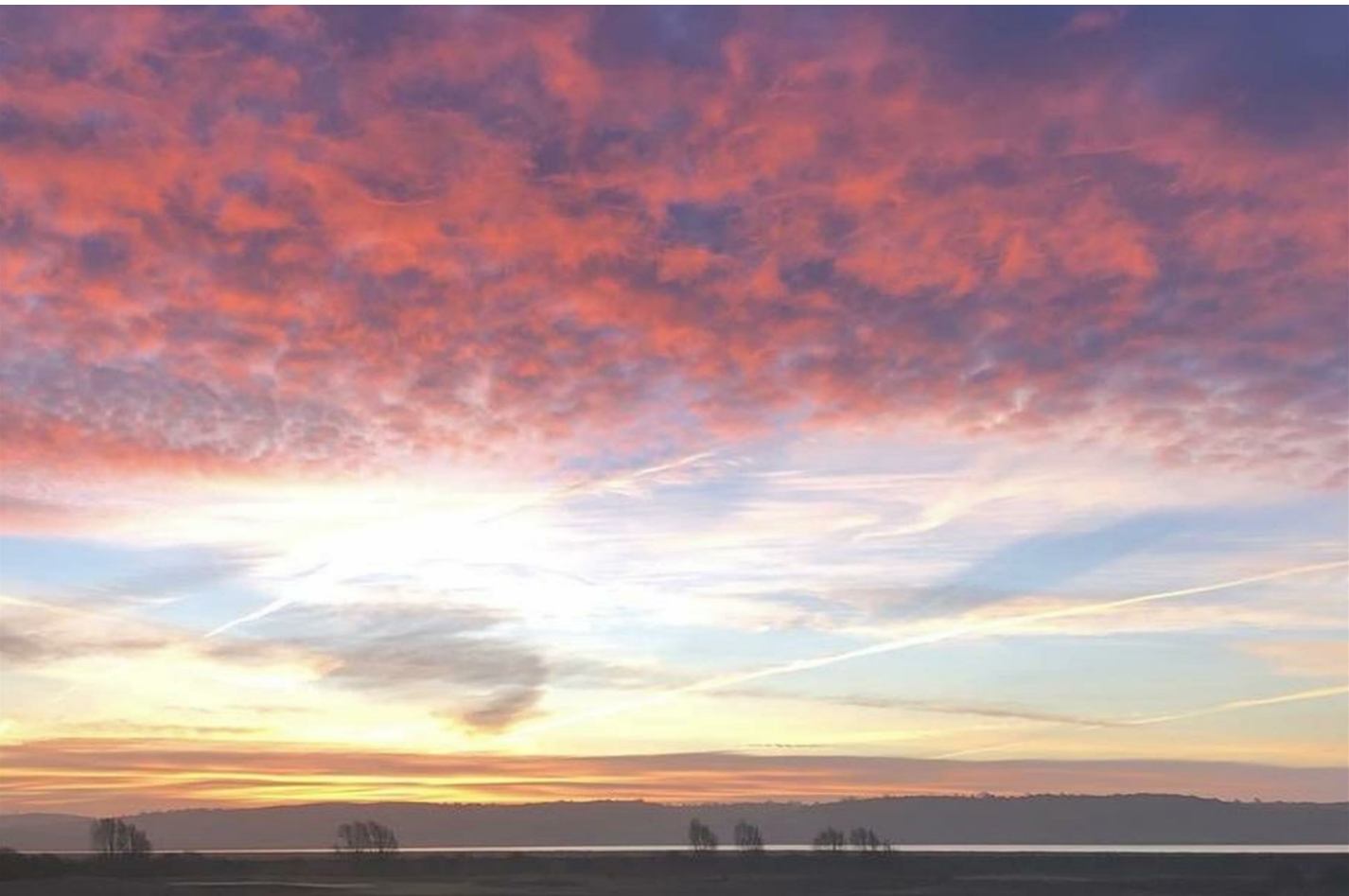
20'7" x 10'7" approx

Up and over door, electrics.

Off road parking to side of property leading to the garage.









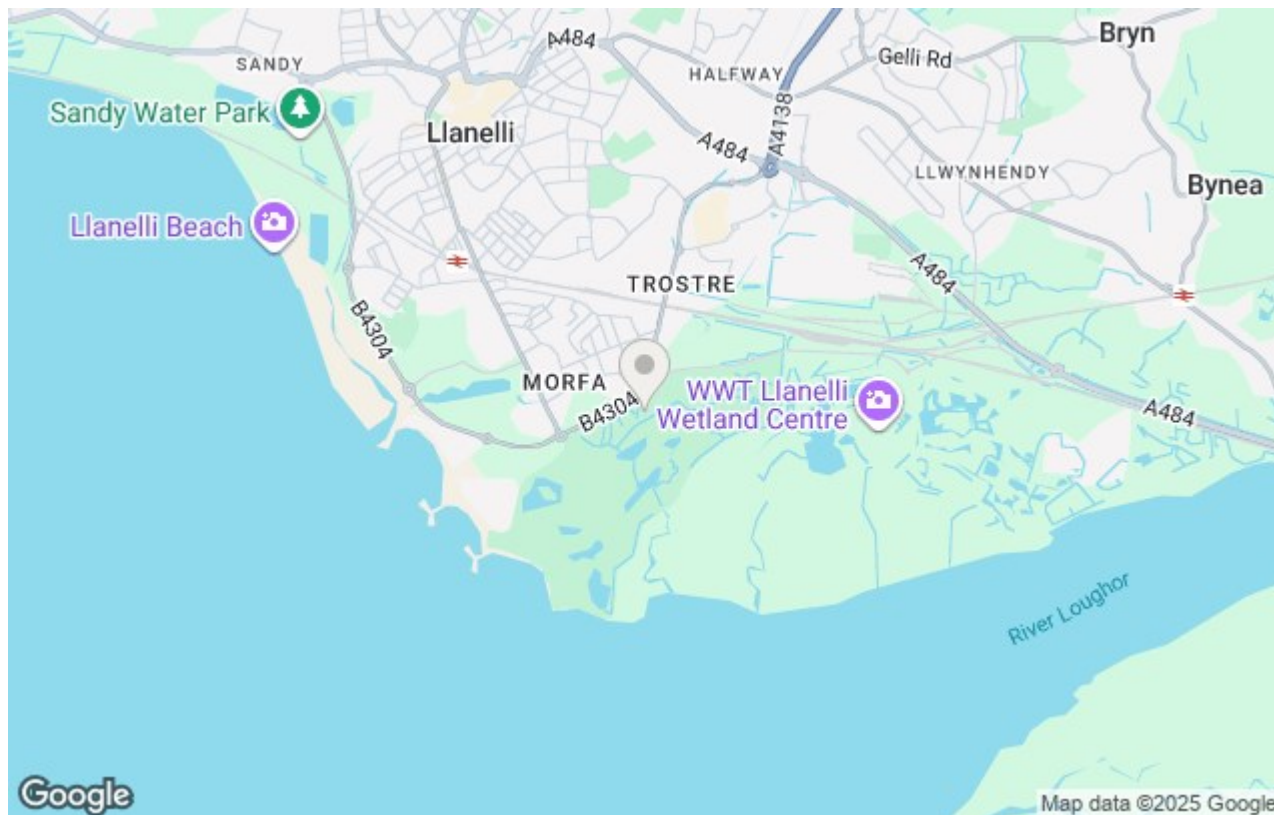



# Davies Craddock Estates


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www.daviescraddock.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	85
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 	



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Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

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