



5 Clos Cefn Bryn, SA14 9GA

£350,000

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Davies Craddock Estates are pleased to present for sale this impressive detached property, situated on a generous plot within the highly sought-after Clos Cefn Bryn development in Llanelli.

The exterior boasts a spacious driveway with parking for multiple vehicles, leading to a detached double garage, while the enclosed rear garden offers an ideal mix of a patio area and a lawn. Inside, the ground floor provides versatile living space with a front reception room, alongside a spacious living room that opens seamlessly into a dedicated dining area. A well-appointed kitchen, a convenient adjoining utility room, and a separate cloakroom complete the downstairs layout. Upstairs, the property features four bedrooms, including a master bedroom with a full ensuite containing both a bath and a separate shower cubicle, all served by a main family bathroom.

Ideally situated in the sought-after Bynea area of Llanelli, this property benefits from excellent transport links, with easy access to the A484 and Bynea railway station making commutes to Swansea and Carmarthen effortless. The local area is perfect for families, boasting highly regarded schools and a variety of nearby amenities, including a selection of local supermarkets, shops, and pubs. Millennium Coastal Path is just a short drive away, while Trostre and Pemberton Retail Parks provide a wealth of high-street shopping and dining options nearby.

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

Entrance Hallway

Wooden flooring, radiator, stairs to first floor, under stairs storage.

Reception Room One

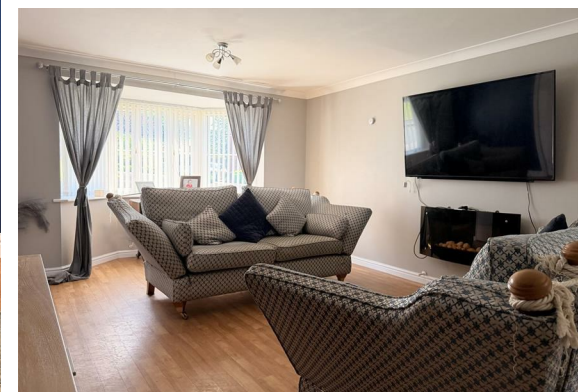
Window to front, radiator, wooden flooring.

Reception Room Two

Bay window to front, electric feature fire, two radiators, wooden flooring, opening into:

Dining Room

Wooden flooring, radiator, patio doors to rear.





Kitchen

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, double oven with extractor hood over, integrated dishwasher, space for fridge freezer, radiator, wooden flooring, window to rear.

Utility Room

Fitted with base units with worktop over, sink and drainer with mixer tap, space for washing machine and tumble dryer, radiator, boiler (Ideal), wooden flooring, external door to rear.

Cloakroom

Fitted with w/c, hand wash basin, radiator, vinyl flooring, window to side.

Landing

Loft access (part boarded) housing water tank, Airing cupboard housing water tank.

Master Bedroom

Window to front, radiator.

Ensuite

Fitted with w/c, hand wash basin, panelled bath, shower cubicle, radiator, tiled walls and flooring, window to side.

Bedroom Two

Window to front, radiator.

Bedroom Three

Window to rear, radiator.

Bedroom Four

Window to rear, radiator.

Bathroom

Fitted with w/c, hand wash basin, panelled bath, shower cubicle, radiator, tiled walls and flooring, window to rear.

External

FRONT - Driveway leading to double garage
REAR - Patio and lawn area, side gated access.

Garage

Double up and over doors to front, full electrics,



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

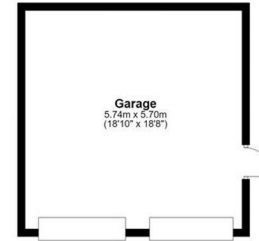
measurements have been taken using a sonic/laser measuring device and are provided for guidance only, purchasers should make their own enquiries and satisfy themselves as to their accuracy.

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.

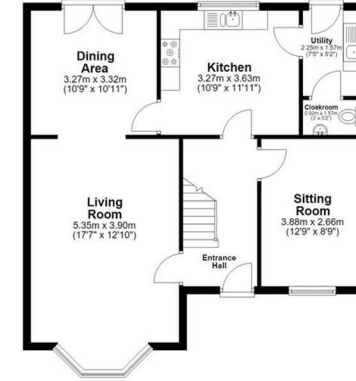
nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the fixtures and fittings form 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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Ground Floor
Approx. 102.0 sq. metres (1097.8 sq. feet)

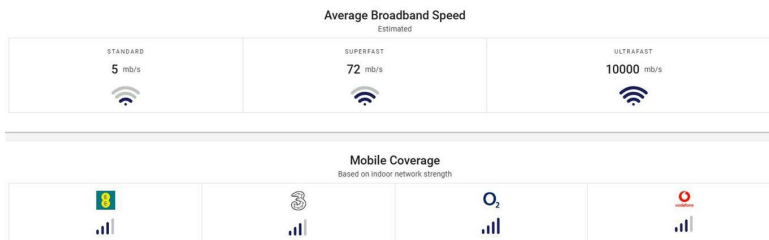


First Floor
Approx. 68.3 sq. metres (734.9 sq. feet)



- Detached Property
- Four Bedrooms
- Three Reception Rooms
- Driveway & Double Garage
- Mains Gas, Electric, Water & Drainage

- EPC - C Approx. 140m2
- Council Tax - E (information provided by local authority, subject to change)
- Freehold
- Viewing Essential



We'd love to hear what you think!

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A REVIEW



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