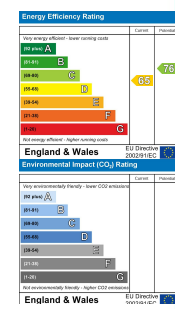




Caerfainc Pencoed, Llangennech, Llanelli, Carmartheshire, SA14 9RT

- Impressive Detached Bungalow
- Four Double Bedrooms (Master En Suite Shower Room)
- Extensive Solid-roofed Conservatory
- Double Garage & Outbuildings
- Viewing is a Must
- Panoramic views over the Loughor Estuary and beyond
- Two Spacious Reception Rooms
- Expansive Landscaped Gardens (plot 0.67 acres)
- No Chain!
- EPC RATING D



£625,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



We would respectfully ask you to call our office before you view this property internally or externally.

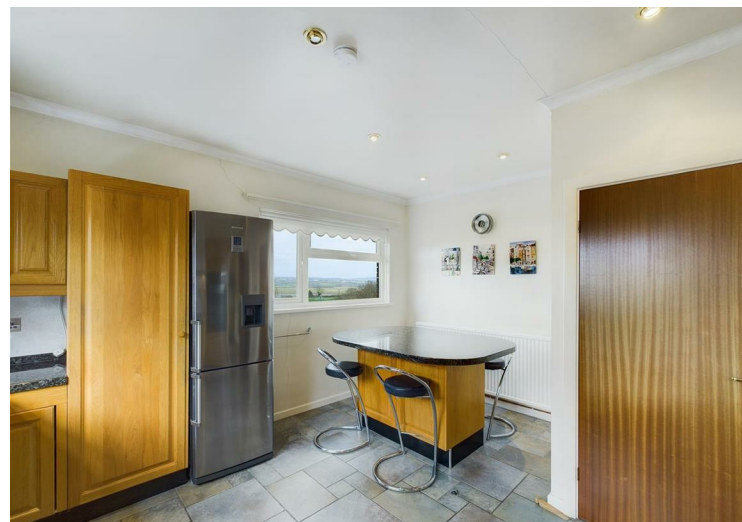
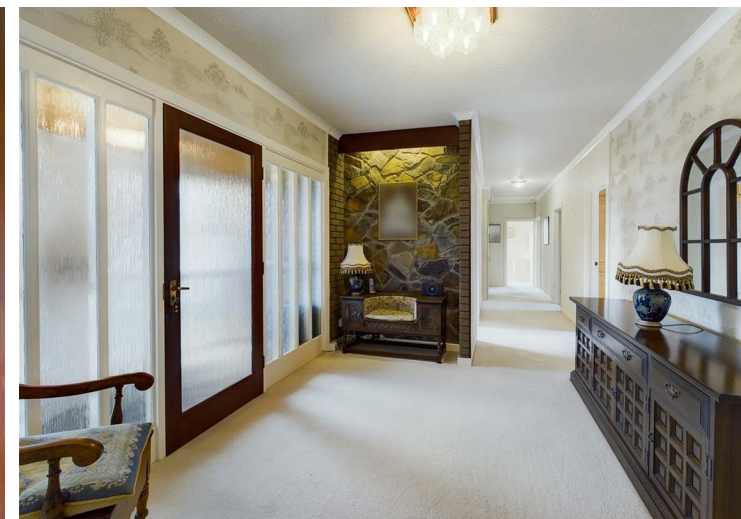
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band 'G'

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

Take-on RLM/SC/0323/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



An excellent opportunity has arisen to purchase this spacious family home with spectacular panoramic views over the Loughor Estuary and beyond. Located on a private road, 'Caerfainc' is a four-double-bedroomed bungalow sitting on a generous plot (0.67 acres). The rooms are large and bright, with high ceilings. Built by the current vendors, who have enjoyed many years of making this a special home, the property is centrally heated and double-glazed throughout (including the conservatory). Chain-free and ready to view, 'Caerfainc' truly is a property which must be seen to appreciate the size, presentation and stunning location. Call us today on 01554 759655. EPC RATING D.

The accommodation comprises: Entrance porch, entrance hall, dining room, lounge, kitchen/diner, utility room, walk-in airing cupboard, study, spacious L-shaped conservatory with solid roof, family bathroom, four double bedrooms (master with en suite shower room), extensive built-in storage. Well over 3000 ft2 total living area. Externally: a spacious plot with landscaped gardens, double garage with workshop, several outhouses and two garden sheds.

Llangennech is a village situated to the east of Llanelli within 10 min of the M4 motorway. Amenities include a small supermarket, doctors' surgery, primary and junior schools, community centre, cricket and rugby clubs and several pubs. It is 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.

ENTRANCE PORCH

10'0" x 4'8" (3.07 x 1.43)

ENTRANCE HALL

STORAGE ROOM

6'0" x 2'7" (1.83 x 0.81)

DINING ROOM

10'5" x 23'1" (3.20 x 7.05)

LOUNGE

17'3" x 23'0" (5.28 x 7.02)

KITCHEN/DINER

12'9" (max) x 14'10" (max) (3.91 (max) x 4.53 (max))

UTILITY ROOM

9'7" x 10'4" (2.94 x 3.16)

WALK -IN AIRING CUPBOARD

BEDROOM 4

10'5" (max) x 11'5" (max) (3.20 (max) x 3.48 (max))

STORAGE CUPBOARD

4'9" x 5'0" (1.47 x 1.54)

BEDROOM 1

10'4" (max) x 16'9" (max) (3.16 (max) x 5.11 (max))

EN-SUITE SHOWER ROOM

6'1" (max) x 7'0" (max) (1.86 (max) x 2.15 (max))

BEDROOM 2

13'10" (max) x 11'6" (max) (4.24 (max) x 3.51 (max))

BEDROOM 3

10'5" (max) x 11'5" (max) (3.19 (max) x 3.49 (max))

FAMILY BATHROOM

7'11" (max) x 11'4" (max) (2.42 (max) x 3.46 (max))

STUDY

6'7" x 11'4" (2.01 x 3.47)

CONSERVATORY

42'10" (max) x 33'4" (max) (13.08 (max) x 10.17 (max))

BOILER ROOM

4'9" x 3'0" (1.46 x 0.93)

OUTHOUSE

4'9" x 4'7" (1.47 x 1.42)

GARAGE

18'1" (max) x 17'4" (max) (5.52 (max) x 5.29 (max))

WC

2'9" x 6'1" (0.84 x 1.86)

OUTHOUSE

5'11" x 6'1" (1.81 x 1.87)

TWO GARDEN SHEDS



DIRECTIONS

At our office turn right heading in for Asda, going past Asda and the Eastern Gate, at the main roundabout take the third turning off, following the road keeping in the right-hand lane taking the third turning off at the roundabout. Follow the trostre link road to the next main roundabout keeping in the left-hand lane taking the first turning off, moving into the right-hand lane. At the traffic lights of Halfway turn right follow the road and as the road forks take the left-hand side and continue up the road and follow up the hill into the village of "Bryn". Follow the road going past a petrol station on your left, then two schools on your right. You will continue to drive into the village of "Bryn" passing a cafe and hairdressers on your left then driving into the village of "Llangennech". As you drive down the hill into the village take the third turning off on your right signposted "Brynhyfyd leading to Pencoed". Follow the road to your right and at the roundabout taking the third turning off signposted "Pencoed". Follow the road until you reach "Caerfainc". on your left-hand side.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.