



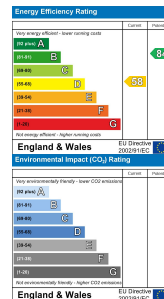
## 15 Tyrwaun, Pwll, Llanelli, Carmarthenshire, SA15 4AY

• Immaculately presented Detached Traditionally Built Property • Sitting Pretty on a Spacious Plot

- Three Bedrooms
- Bespoke Fitted Kitchen with Quartz Worktops & Integrated Appliances
- Coastal Location
- EPC RATING D. COUNCIL TAX BAND E.
- Cloakroom & Upstairs Bathroom
- Driveway & Carport Offering Ample Parking
- Viewing Highly Recommended

**£350,000**

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



22 Murray Street, Llanelli, Dyfed, SA15 1DZ  
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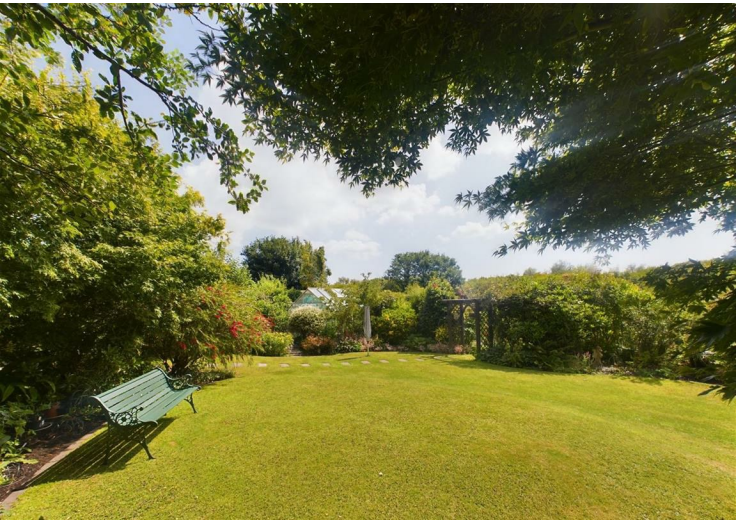
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*The Agent that goes the Extra Mile*







Tucked away in a very desirable street in Pwll we have for sale this stunning "turn-key", detached property which sits perfectly proud on a quarter of an acre overlooking the beautiful landscaped gardens. A traditionally built property which offers a lot of charm to the next lucky buyer from a multi-fuel burner in the lounge to the most stunning bespoke solid wood kitchen, quartz worktops, "Neff" integrated appliances and plenty of cupboard space. Immaculately presented internally as well as externally and we here at West Wales Properties highly recommend a viewing just for you to be dazzled by the size, location and most of all the presentation. Call us today on 01554 759655 to get your viewing booked in. EPC RATING D.

Accommodation comprises : Spacious and welcoming hall, lounge with multi-fuel burner, cloakroom, inner hallway, a stunning bespoke fitted kitchen/diner, utility room, conservatory, landing bathroom and three bedrooms-master bedroom having a "Juliet balcony" and also loft ladder from this room that takes you to a boarded loft space complete with a viewing window for a glimpse of the coast. Externally the total plot size measures quarter of an acre and has a long driveway, carport to the front and side. To the rear an idyllic garden that offers all round enjoyment any season, with beautiful shrubs and flowering plants bordering a lush-green lawn, apple tree, vegetable plot, good-sized patio area, greenhouse, shed and two further seating areas.

Pwll is a small coastal village located between Llanelli and Burry Port. The town is concentrated along the north of the A484. The land rises away from the coast providing a view of the Gower Peninsula (Penrhyn Gwyr). The area is also where The Millennium Coastal Path runs, allowing cyclists to get between Burry Port and Llanelli. The coastal path is within walking distance of the property.

### ..AGENTS VIEWING NOTES

\*\*\*KEY INFORMATION\*\*\*Traditionally built. Mains gas, water, electric and sewerage connected. For this location according to Offcom this is the following information: Broadband availability- up to Superfast (69 Mbps), Mobile availability- Full O2 coverage, limited Vodafone coverage and NO EE or Three coverage. From the information currently available to the Coal Authority, a mining report is recommended for this property. There is a private agreement for right-of-way for utilities to be laid referencing adjoining piece of land if ever sold for development. There is a planning application in PL/08004 - this is in reference to a detached garage being built next door at number 16, in process. The vendors have confirmed that the Gas boiler was installed in 2020 and all the following appliances are integrated : Neff Wifi oven, Neff microwave, full-length Bosch fridge, full-length Bosch freezer, Samsung Induction hob and Beko dishwasher. Please note that the loft space is reached via pull-down loft stairs from the main bedroom. The solar panels on the roof have been disconnected and no longer in use.

### HALLWAY

11'1" (max )x 8'8" (max) (3.38 (max )x 2.66 (max))

### LOUNGE

14'9" (max) x 14'2" (max) (4.50 (max) x 4.33 (max))

### CLOAKROOM

6'6" (max) x 5'10" (max) (2.00 (max) x 1.79 (max))

### INNER HALLWAY

### KITCHEN/DINER

15'10" (max) x 15'1" (max) (4.83 (max) x 4.62 (max))

### UTILITY ROOM

6'0" x 3'6" (1.83 x 1.09)

### CONSERVATORY

12'10" x 10'9" (3.92 x 3.28)

### LANDING

### BATHROOM

6'6" x 6'5" (1.99 x 1.98)

### BEDROOM 1

16'0" (max)0'0" x 15'2" (max) (4.90 (max)0 x 4.63 (max))

### BEDROOM 2

14'8" (max) x 12'0" (max) (4.48 (max) x 3.67 (max))

### BEDROOM 3

8'1" (max) x 7'6" (max) (2.48 (max) x 2.30 (max) )

### LOFT SPACE

15'3" (max) x 9'10" (max) (4.66 (max) x 3.00 (max))



### DIRECTIONS

At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout taking the third turning off onto "Sandy Road". Drive down Sandy Road, go straight ahead at the traffic lights and continue driving till you get to a mini-roundabout, continue onwards. At the next roundabout take the second turning off towards 'Coleg Sir Gar' continue on past the college which is on your right and then continue driving going through the main part of Pwll. As you past the car mechanics garage on the left, take the second turning on the left then take the turning on the right signposted Tyrwaun, go past number 14 on the left and directly after the property there is a private driveway for number 15.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.