



4 Cysgod Y Deri
Llanedi Road
Fforest, SA4 0ZE

A stunning contemporary home built by Anton Developments in 2019 offering over 2,500sqft of immaculate living accommodation arranged over three storeys.

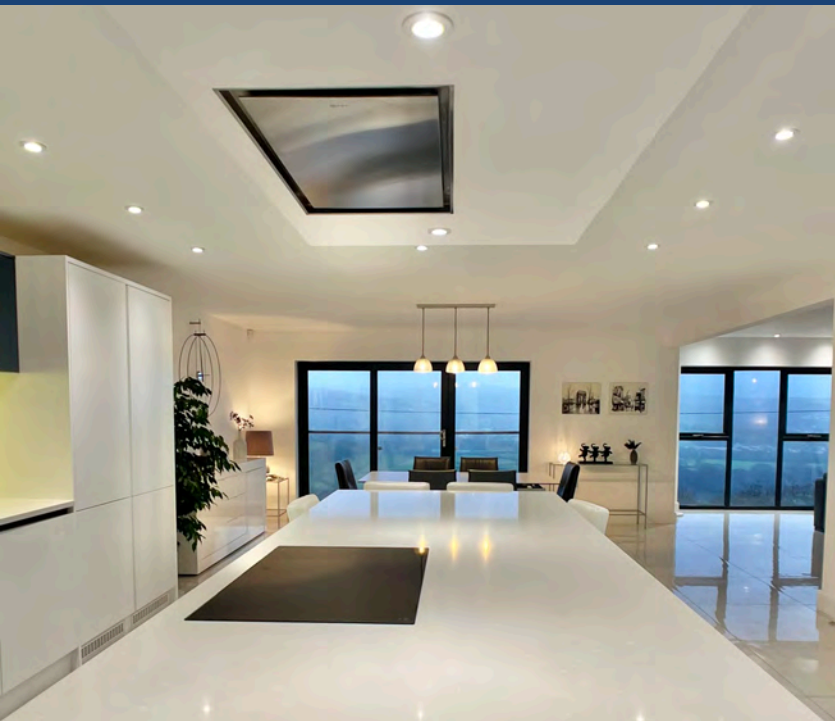
This beautiful home offers flexible accommodation with six double bedrooms and fabulous living spaces with large windows allowing natural light to flood in and the most wonderful views over the Lougher Valley and up towards the Brecon Beacons.

£750,000
FREEHOLD





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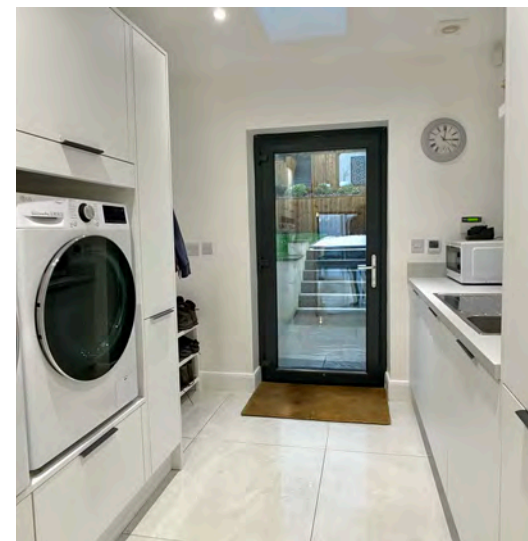
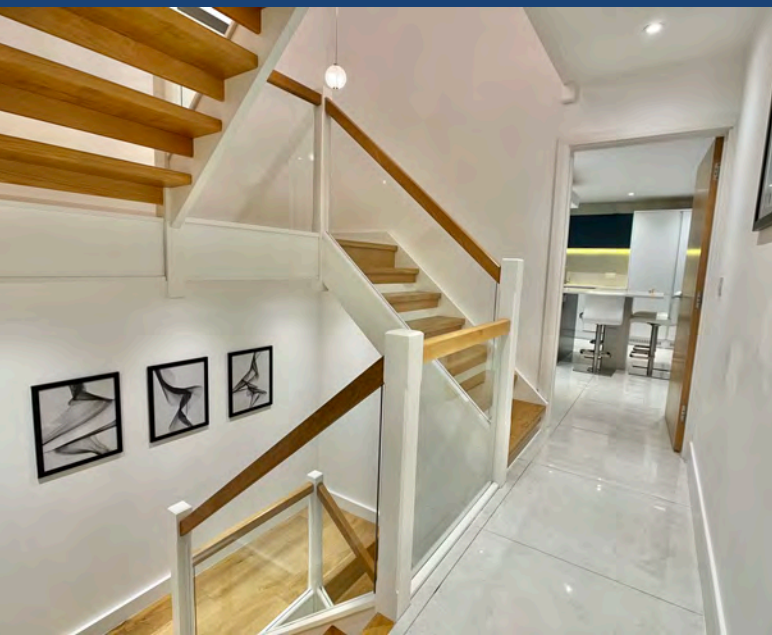
Nestled on the side of the Lougher Valley with breathtaking views the property is accessed via a driveway offering ample off street parking which leads to an integral garage.

Entering the front door there is a spacious and attractive reception hall with stairs leading up to the first floor. On the ground level there are two bedrooms/living rooms, the gym and playroom could be utilised as bedrooms five and six if required.

On the first floor the kitchen/dining room and living room are open plan and offer those fabulous views. These large rooms are immaculately presented and the luxury kitchen is fully fitted and stylish. There is a living flame gas fire in the living room and a Juliette balcony in the dining area. Also on this floor there is a spacious utility room, larder, study and WC.

On the second floor there are four double bedrooms, all with lovely countryside views. The master bedroom has an ensuite and a dressing room. The second bedroom also has an ensuite. All the bathroom are luxurious and the family bathroom boasts a contemporary tub bath and a double shower cubicle.









The rear garden is West facing and beautifully landscaped with a sun terrace across the rear of the house, a lawned area and another area with raised vegetable beds. The garden backs onto fields at the rear.



The property is FREEHOLD.

The property is connected to all mains services and the central heating is gas fired with underfloor heating on the ground floor and first floor.

The Council Tax is Band G

The EPC Rating is B



Approx. Gross Internal Floor Area 2540 sq. ft / 236.07 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The closest town, Llanelli, is one of Wales' most vibrant market towns, offering everything from beautiful scenery to top class venues for food and entertainment. Set beside the dreamy blue sweep of the Loughor estuary, it's a popular destination for cycle rides and coastal strolls along the Millennium Coastal Path, where the Nicklaus-designed Machynys Golf Course and Country Club makes the most of the spectacular estuary views.

Further sporting entertainment can be enjoyed at the nearby Ffos Las Racecourse, which hosts regular race days throughout the year, and at Parc y Scarlets, the home of the Scarlets rugby team. Anyone seeking a pampering experience should head to Monks Premier Spa, where you can enjoy relaxing spa days backed by excellent food and drink.

For shopping, there's the bustling town centre with its traditional covered market, high street names and independent shops, while on the outskirts of town Parc Trostre Retail Park offers an impressive selection of big-name stores.

For arts and culture there's always plenty on offer, ranging from home grown and touring shows at Ffwrnnes Theatre to heritage tours and private concerts at the magnificent Stradey Castle. In central Llanelli, Parc Howard offers beautiful gardens and a fascinating museum, while Llanelly House provides the chance to step back to Georgian times on a historical tour – or simply call in for delicious refreshments.



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Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.

