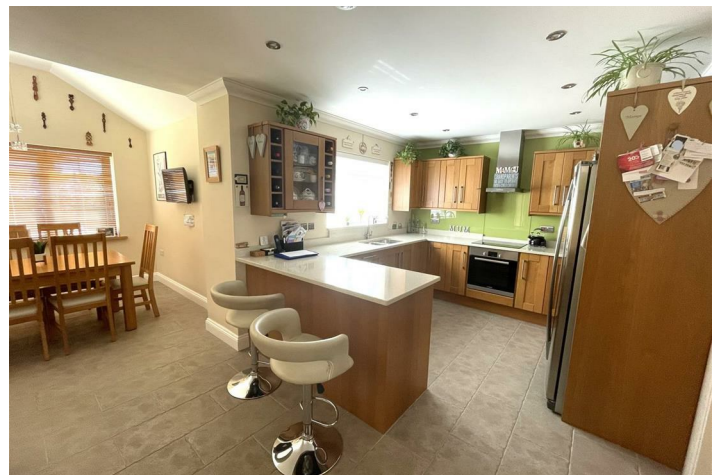




## Carreg Lwyd

Bancffosfelen, Llanelli, SA15 5DP

Offers in the region of £395,500



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### Entrance Hallway

Entrance is via a composite door with patterned glass, beautiful oak staircase, 2 x uPVC double glazed windows to the side with fitted venetian blinds, Smooth coved ceiling with 1 x light fitting and fitted downlighters, Smoke alarms, Thermostat, Wooden flooring, Doors leading to the lounge, Study, Downstairs W.C and Open plan Kitchen, Sitting area and dining room.

### Lounge

16'4" x 12'2" (4.98m x 3.72m )

Laid carpet, 1 x uPVC double glazed window to the front and 1 x uPVC double glazed window to the side with fitted venetian blinds, Smooth coved ceiling with 1 x light fitting, Electric fire with surround.

### Study

9'5" x 5'11" (2.88m x 1.81m)

Wooden flooring, 1 x uPVC double glazed window to the front with fitted venetian blinds, Smooth coved ceiling with 1 x light fitting, fitted workstation.

### Downstairs W.C

9'4" x 4'0" (2.87m x 1.22m)

Attractive floor tiles, Pedestal wash hand basin, Low level flush cistern, 1 x uPVC double glazed window to the side with obscured glass and roller blinds, Smooth coved ceiling with 1 x light fitting

### Open plan Kitchen/Sitting room Aspect

30'0" x 10'9" (9.16m x 3.28m)

With a range of attractive wall and base units with complimentary Granite work surface over, Integrated dishwasher, Integrated electric oven, Induction hob with splash back and extractor hood over, Smooth coved ceiling with fitted downlighters, Integrated fridge freezer, 2 basin sink unit with hot and cold mixer tap over, Floor tiles, Breakfast bar, Space for a sitting room, uPVC double glazed window to the rear, Smooth ceiling with 1 x light fitting, Door to utility room.

### Open Plan - Dining/Sun room aspect

9'9" x 8'8" (2.98m x 2.65m)

Featuring a vaulted ceiling with 1 x light fitting, uPVC double glazed window to the rear with fitted venetian blinds, Floor tiles, Door leading to utility room.

### Utility room

11'0" x 5'5" (3.36m x 1.66m )

With a range of wall and base units with complimentary work surface over Stainless steel sink and drainer unit with hot and cold mixer tap over, Attractive wall tiles, Floor tiles, Plumbing made ready for a washing machine, Smooth coved ceiling with 1 x light fitting, uPVC double glazed door with obscured glass to the side, Wall mounted baxi boiler.

### Staircase and Landing

Airing cupboard, Laid carpet, 1 x radiator, 1 x uPVC double glazed window to the front with fitted vertical blinds, Smooth ceiling with 1 x light fitting, smoke alarm, attic hatch, Doors leading to family bathroom and bedrooms 1-4

### Bedroom 1 ( with en-suite)

12'2" x 11'5" (3.72m x 3.50m)

Laid carpet, 1 x radiator, 1 x uPVC double glazed window to the rear with fitted venetian blinds, Smooth coved ceiling with 1 x light fitting, Doors leading to walk-in wardrobe and en-suite, Walk-in wardrobe contains shelving and a light fitting.

### En-suite

5'10" x 5'8" (1.78m x 1.74m )

Featuring an enclosed shower, Low level flush cistern, Heated towel rail, Floor tiles, Respatex, Smooth ceiling with 1 x downlighter, 1 x extractor light, 1 x uPVC double glazed window to the side with obscured glass.

### Bedroom 2

11'10" x 8'4" (3.63m x 2.55m)

Laid carpet, 1 x radiator, fitted wardrobes, uPVC double glazed window to the rear with fitted venetian blinds, Smooth ceiling with 1 x light fitting

### Bedroom 3

10'11" x 10'3" (3.35m x 3.14)

Laid carpet, 1 x radiator, fitted wardrobes, uPVC double glazed window to the front with fitted venetian blinds, Smooth ceiling with 1 x light fitting



## Bedroom 4

12'2" x 8'6" (3.72m x 2.60m)

Laid carpet, 1 x radiator, uPVC double glazed window to the front, Smooth ceiling with 1 x light fitting

## Family Bathroom

9'0" x 7'8" (2.76m x 2.34m)

Attractive family bathroom featuring a bath with a showerhead over, Low level flush cistern, Wash hand basin over unit, Touch light mirror, Wall and floor tiles, Smooth covered ceiling with fitted downlighters and extractor light, 1 x uPVC double glazed window to the rear with obscured glass and fitted roller blinds, Heated towel rail.

## Externally

Externally and to the front there is a driveway providing off road parking for several vehicles, Patio area and Attractive shrubbery. The Side access leads to the garage and rear garden, The rear garden is enclosed and features a patio area and laid lawn, The rear garden enjoys many hours of sunshine in a quiet environment, 1 x shed and rubbish compartment.

## Garage

18'6" x 14'11" (5.66m x 4.56m)

Up and over electric door, Shelving, Light fittings.

## Disclaimer

Disclaimer general information:

Services: Mains electricity, gas, water and sewerage services. have not been tested and purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply with current statutory regulations. Important information All room sizes are measured as an approximate, please check if this critical to

whether you wish to purchase. These particulars are set out as a general outline for guidance. Prospective purchasers/Buyers should satisfy as to their accuracy before entering any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. Please contact us if you have a specific enquiry in relation to the property, area or general enquiries.

We are awaiting confirmation from the seller to confirm whether Property advertisement is of satisfaction



## Road Map



## Hybrid Map

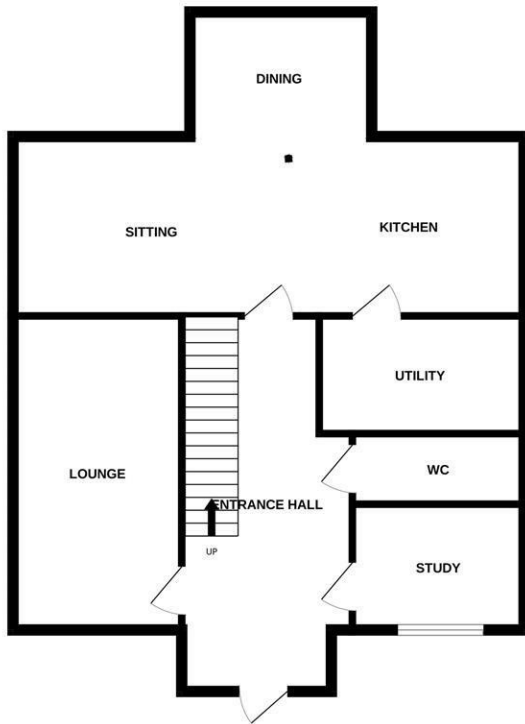


## Terrain Map

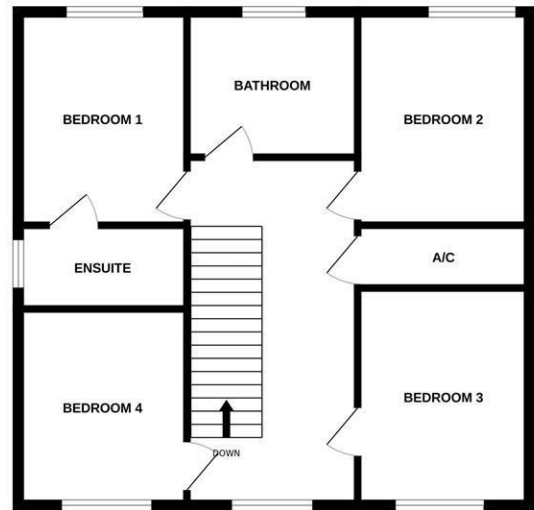


## Floor Plan

GROUND FLOOR



1ST FLOOR

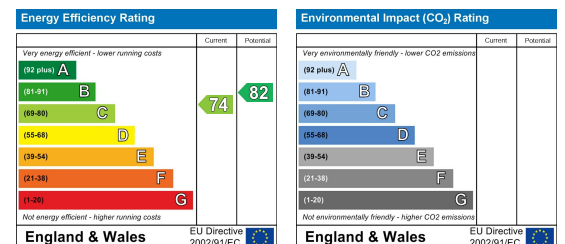


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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