



7 Clos Benallt Fawr, Pontarddulais, SA4 0TQ

£475,000

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Davies Craddock Estates are delighted to present for sale this unique opportunity to purchase this four bedroom detached home set in the sought after location of Clos Benallt Fawr, in the village of Pontarddulais.

The home comes complete with, spacious entrance hall with door leading to the cloakroom, sitting room and lounge with added conservatory, a modern kitchen with separate utility room and dining room.

To the first floor there are four bedrooms to which the master boasts an ensuite, and family bathroom. Externally the property benefits from a generous plot with gated entrance, landscaped gardens with tastefully laid patio and hot tub.

A short min drive to the M4 motorway. The village has much to offer with many facilities including a Post office, and small Tesco and all other associated amenities.

Viewing of the property is essential to appreciate all that it has to offer and comprises:

## Entrance

Door into:

## Hallway

Stairs to first floor, tiled flooring, under stairs storage cupboard, radiator.

## Cloakroom

Window to side, tiled flooring, W/C, wash hand basin set in vanity unit, radiator.

## Sitting Room

13'3" x 9'6" approx (4.04 x 2.90 approx)

Window to fore, wooden flooring, radiator.

## Lounge

16'6" x 11'4" approx (5.04 x 3.47 approx)

patio doors to rear, feature fireplace, radiator.

## Conservatory

10'2" x 9'1" approx (3.12 x 2.79 approx)

French doors to side, tiled flooring, wall mounted electric heater.





### Dining Room

9'4" x 8'1" approx (2.87 x 2.47 approx)

Box bay window to fore, wooden flooring, radiator.

### Kitchen

11'3" x 8'11" approx (3.43 x 2.73 approx)

Window to rear, tiled flooring, wall and base units with worktop over, integrated fridge freezer, dishwasher, electric oven and microwave, electric hob with extractor fan over, sink and drainer with mixer tap, radiator.



### Utility Room

7'4" x 6'0" approx (2.24 x 1.85 approx)

Door to rear, tiled flooring, wall and base unit, space for washing machine and tumble dryer, Belfast sink with mixer tap, wall mounted boiler, partly tiled walls, radiator.

### First Floor Landing

Storage cupboard, loft access.

### Master Bedroom

11'5" x 10'7" approx (3.48 x 3.23 approx)

Window to rear, radiator, door into:



### Ensuite

6'9" x 6'0" approx (2.07 x 1.85 approx)

Window to rear, laminate flooring, tiled walls, W/C, wash hand basin set in vanity unit, shower cubicle, radiator.

### Bedroom Two

11'5" x 10'8" approx (3.48 x 3.26 approx)

Window to rear, radiator.

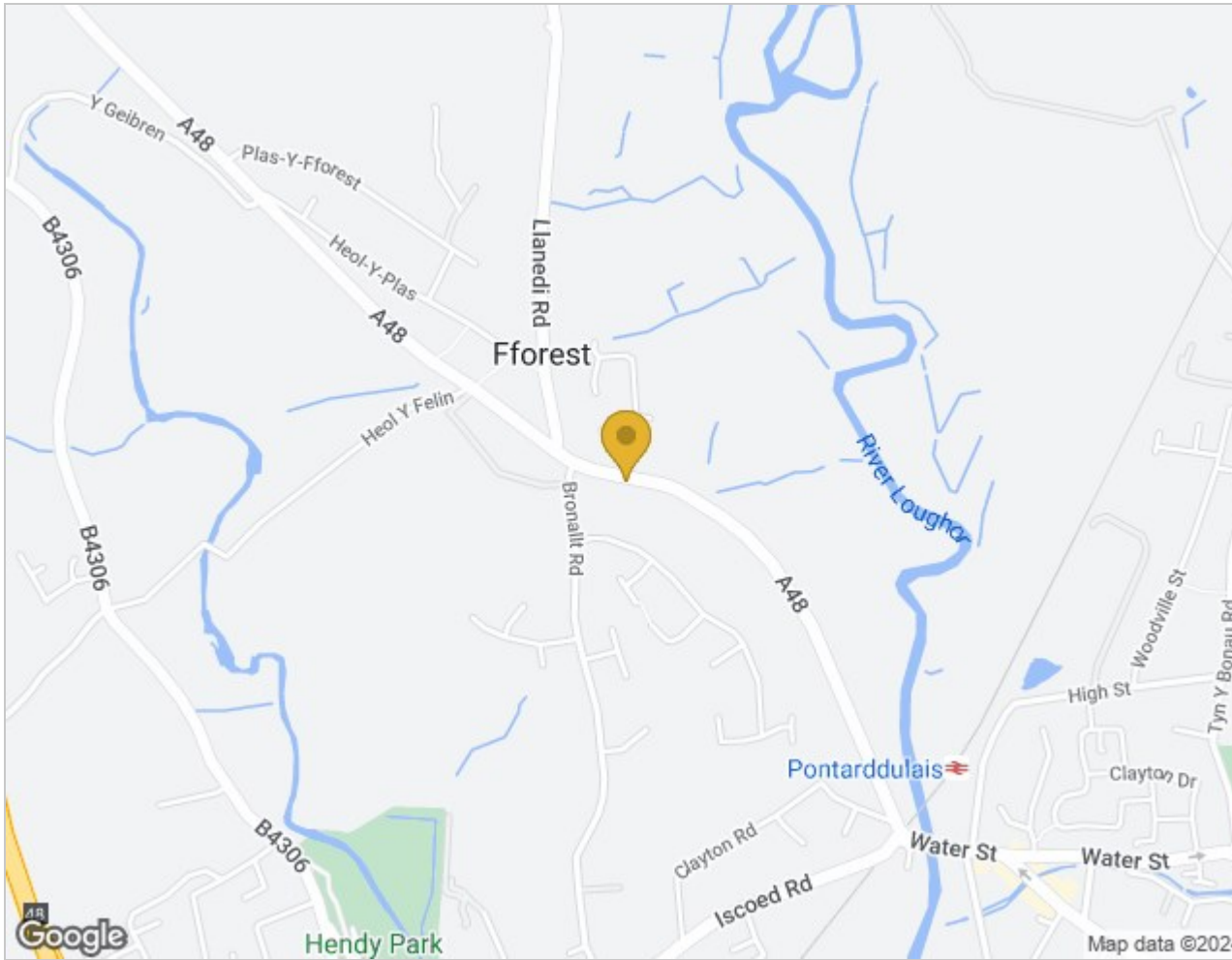
### Bedroom Three

13'2" x 9'6" approx (4.03 x 2.92 approx)


Window to fore, radiator.



To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Freehold
- Detached
- Four Bedrooms With master Ensuite
- EPC - C
- Approx 120 m2
- Mains Gas, Water Electricity & Drainage
- Council Tax Band - F ( July 2024 )
- Gated Entrance With Off Road Parking & Double Garage
- Generous Plot With Landscaped Gardens
- Well Presented Throughout With Viewing Essential

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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