



28 Maes Ty Gwyn, Llanelli, SA14 8XY

£259,950

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Davies Craddock Estates are pleased to offer For Sale this Three Bedroom Detached Property in the sought after location of Maes Ty Gwyn, Llangennech.

The village of Llangennech is located within close proximity to junction 48 of the M4 motorway making the home ideal for commuting to Swansea in the east, or Carmarthen to the west. The village also boasts all associated amenities such and schools, shops and a doctors surgery.

Viewing is essential to fully appreciate what this property has to offer.

The property briefly comprises of:

Entrance

Door into:

Hallway

Stairs to first floor, tiled flooring, radiator.

Cloakroom

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

Lounge

14'9" x 13'9" approx (4.50 x 4.21 approx)

Box bay window and window to fore, feature fireplace, two radiators, opening to:

Dining Room

9'5" x 7'9" approx (2.88 x 2.38 approx)

Patio doors to rear, radiator, door into:





Kitchen

13'4" x 8'5" approx (4.07 x 2.57 approx)

Window and door to rear, tiled flooring, partly tiled walls, wall and base units with worktop over, integrated fridge freezer, washing machine and microwave, gas hob with extractor fan over, electric oven, sink and drainer with mixer tap, under stairs storage cupboard, radiator.

First Floor Landing

Window to side, loft access, storage cupboard housing boiler.

Master Bedroom

12'11" x 11'4" approx (3.96 x 3.47

approx)

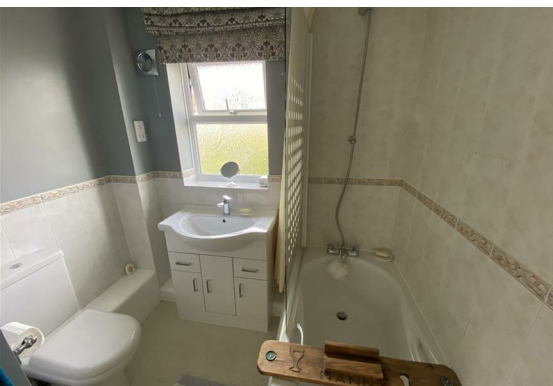
Box bay window to fore, built in wardrobes, radiator, door into:



Ensuite

7'9" x 4'5" approx (2.37 x 1.35 approx)

Window to fore, vinyl flooring, W/C, wash hand basin set in vanity unit, shower cubicle, radiator.



Bedroom Two

10'8" x 10'4" approx (3.26 x 3.15 approx)

Window to rear, built in wardrobes, radiator.

Bedroom Three

8'0" x 7'5" approx (2.44 x 2.28 approx)

Window to rear, radiator.

Bathroom

7'10" x 6'8" approx (2.40 x 2.05 approx)

Window to rear, vinyl flooring, partly tiled walls, W/C, wash hand basin set in vanity unit, bath, radiator.

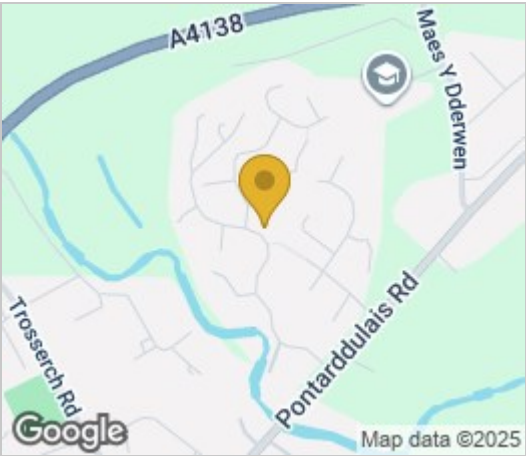
Externally

Enclosed rear garden with lawned and paved patio area.

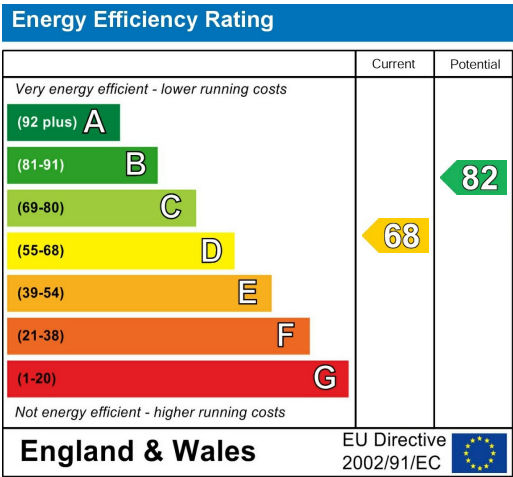
Off road parking to fore, garage (not inspected)



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



- Detached Home
- Three Bedrooms
- Two Reception Rooms
- Approx 86 m2
- Bathroom
- Off Road Parking & Garage
- Mains Gas, Electric, Water & Drainage
- EPC-D
- Council Tax-D (Aug 24)
- Freehold



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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 fitments 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.

