



Llys Y Foel, Foelgastell. Llanelli, SA14 7DW

£330,000



Calow Evans
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Situated in a cul de sac location on a small development of four properties is this detached modern home. The accommodation is arranged over three floors to include five bedrooms, two en-suites, a first floor bathroom and ground floor cloak room. This ideal family home enjoys two reception rooms, a utility room and benefits from oil fired central heating along with a solar water heating system.

Externally, there is a paved driveway providing ample parking, a detached garage and an enclosed rear garden.

The village offers basic amenities with out of town retailers located at Cross Hand business park including the lovely Llyn Llech Owain Country Park which you can enjoy nature trails, walks around the lake an adventure playground for children and more... Also conveniently located to the M4 motorway & A48 Link roads to Carmarthen, Llanelli, Swansea, Cardiff etc.





Accommodation:

Entrance Hallway

Double glazed window to front, single panel radiator, stairs to first floor.

Lounge

4.88m x 3.43m (16'0" x 11'3")

Double glazed French doors to rear, laminate flooring, radiator.





Dining Room

3.61m x 2.62m (11'10" x 8'7")

Double glazed window to front, double panel radiator.

Kitchen

4.5m x 2.92m (14'9" x 9'7")

Double glazed window to rear, underfloor heating, fitted with a range of wall & base units, integrated dishwasher, built-in eye-level electric oven and grill with induction hob, extractor fan over, tiled floor.

Utility Room

Double glazed panelled door to side, tiled floor, plumbing for washing machine.



Cloakroom

Double glazed window to side, WC, wash hand basin, tiled floor.

First Floor Landing

Storage cupboard with shelving, stairs to second floor.

Bedroom Two

3.48m x 3.4m (11'5" x 11'2")

Double glazed window to rear, single panel radiator.



Bedroom Three

3.63m x 2.62m (11'11" x 8'7")

Double glazed window to front, single panel radiator.

En-suite Shower Room

Double glazed window to side, heated towel rail, WC, sink, shower cubicle with mains shower, part tiled walls.

Bedroom Four

2.92m x 2.44m (9'7" x 8'0")

Double glazed window to rear, single panel radiator.





Bedroom Five

2.9m x 1.83m (9'6" x 6'0")

Double glazed window to front, single panel radiator.

Family Bathroom

2.41m x 1.83m (7'11" x 6'0")

Double glazed window to side, heated towel rail, part tiled walls, suite comprising bath, WC, pedestal sink.

Second Floor



Bedroom One

4.7m x 4.67m (15'5" x 15'4"/8'10")

Fakro window, double panel radiator.

En-suite Shower Room

Fakro window, double panel radiator, tiled floor, part tiled walls, suite comprising shower cubicle with mains shower, WC, pedestal wash hand basin

Garage

5.49m x 3.05m (18'0" x 10'0")

With up and over door, power connected, double glazed window to rear, oil boiler providing domestic hot water and central heating.



Externally

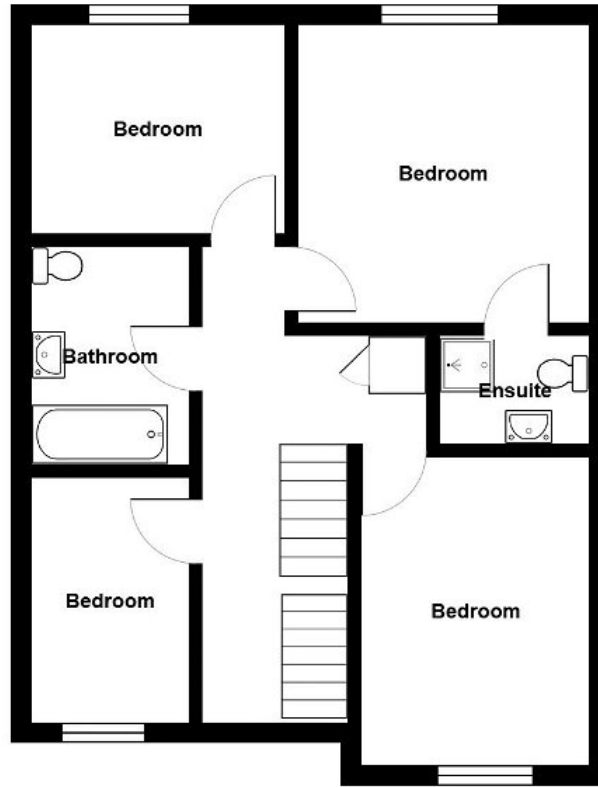
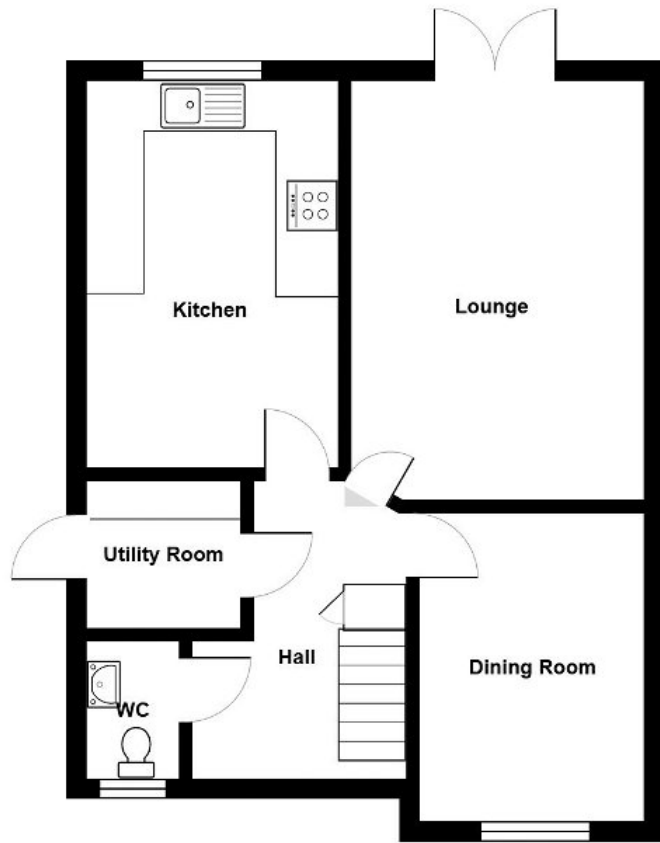
Paved driveway to the front providing ample parking, side pedestrian access to an enclosed rear garden mainly laid to lawn.

Services

We are advised that mains services are connected, oil fired central heating, solar water heating system.

Tenure

Freehold



All measurements are approximate and for display purposes only



Address

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Office Contact

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