



Capel Seion Road, Drefach, Llanelli, SA14

Offers In Region Of £425,000



Calow Evans  
Estate Agents

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## Capel Seion Road, Drefach, Llanelli, SA14

A detached family home that would lend itself to a large or extended family stands on a generous size plot with a wrap around garden with some fantastic views to the rear. This deceptively spacious four bedroom property offers versatile accommodation to include a ground floor bedroom and en-suite, two reception rooms and boast a large hobby room which could lend itself to various uses. The integral garage and store room could be converted (stpp) and the property still benefits from a workshop to the rear. This property is ideal for those looking for plenty of space to entertain or raise a family. Internal viewing is highly recommended to fully appreciate the accommodation offered.





## Entrance Hallway:

Tiled floor, tongue and groove to vaulted ceiling, stairs to first floor, double panel radiator.

## Cloakroom:

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

## Kitchen/Breakfast Room:

8.33m x 3.38m (27'4" x 11'1")

Two double glazed windows to side, double glazed window and door to rear garden, fitted with a range of wall and base units, 1½ bowl sink unit and draining board, cooker space, kitchen island, part feature brick wall, integrated dishwasher, downlighters, part laminate and part vinyl tiled effect flooring, walk-in pantry, double panel radiator.







**Utility Room:**

2.26m x 1.5m (7'5" x 4'11")

Double glazed window to front, tiled floor, plumbing for washing machine, space for tumble dryer, storage cupboard, door to garage.

**Dining Room:**

3.4m x 4.24m (11'2" x 13'11")

Double glazed floor to ceiling window, laminate flooring, double panel radiator.

**Lounge:**

4.57m x 3.81m (15'0" x 12'6")

Double glazed floor to ceiling window, laminate flooring, feature brick fireplace with multi fuel fire, double panel radiator.

**Inner Hall:**

Double glazed floor to ceiling window, double panel radiator.

**Master Bedroom:**

5.03m x 3.38m (16'6" x 6'8"/11'1")

Double glazed floor to ceiling window, double glazed window to side and front, laminate flooring, fitted wardrobes, double panel radiator.

**En-Suite:**

2.11m x 1.68m (6'11" x 5'6")

Double glazed window to front, suite comprises panelled bath with shower over, combined WC and wash hand basin, part tiled walls heated towel rail.

**First Floor Landing:**

Velux style window, double panel radiator.

**Bedroom Two:**

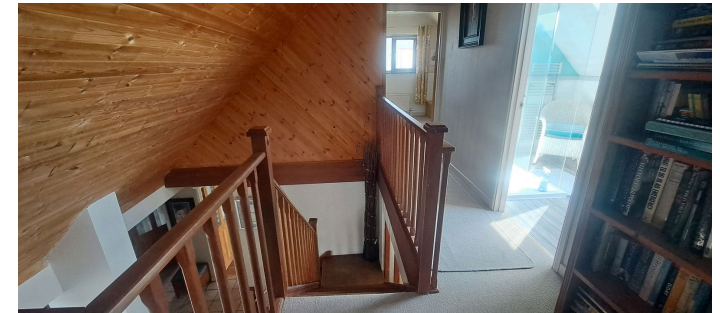
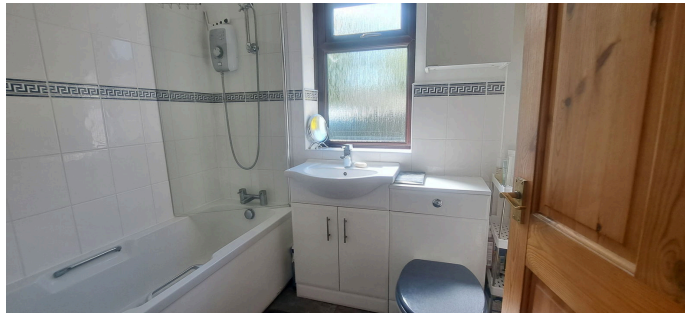
4.37m x 3.43m (14'4" x 11'3")

Double glazed window to side, double panel radiator.

**Bedroom Three:**

4.6m x 3.23m (15'1" x 10'7")

Double glazed window to side, double panel radiator, walk through to hobby room.







### **Hobby Room:**

9.42m x 2.82m (30'11"/23'0" x 9'3")

Two Velux style windows to side, double panel radiator, pillar wall.

### **Bedroom Four:**

2.84m x 2.64m (9'4" x 8'8")

Velux style window to rear, laminate flooring, airing cupboard housing hot water tank, double panel radiator.

### **Shower Room:**

3.15m x 2.44m (10'4" x 8'0")

Velux style window, laminate flooring, shower enclosure with respatex effect to walls, WC, pedestal wash hand basin, storage to eaves, part tongue and groove to walls and ceiling, heated towel rail.



### **Integral Garage:**

5.41m x 3.2m (17'9" x 10'6")

Double glazed window, up and over door, power and lighting connected, oil boiler providing domestic hot water and central heating, stable style door, opening to store room.

### **Store Room:**

Stable style door.

### **Externally:**

The property stand in its own grounds and is approached via a tarmacadam driveway and turning area and enjoys a wrap around lawned garden with mature trees and shrubs, a large paved patio area enjoying lovely views to the rear with feature crushed slate displaying various pots of flowers and shrubs, metal shed, **WORKSHOP 22'5" X 12'9"** with electricity and lighting, log store.



### **Services:**

We are advised mains water, electricity and drainage connected, oil fired central heating.

### **Tenure:**

Freehold.

### **Council Tax:**

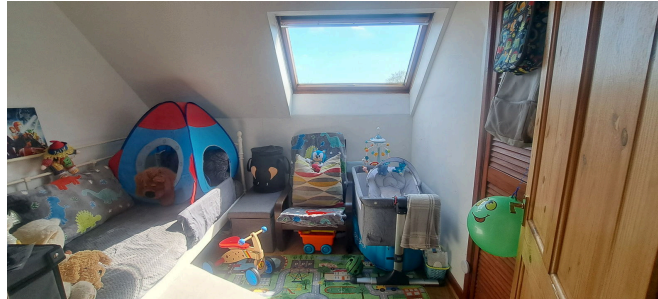
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## Broadband/Mobile Phone Coverage:

There is ultrafast broadband and mobile phone coverage in the area.

## Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.





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