



Gelli Deg, Llanelli, SA14 8RY

£215,000



Calow Evans  
Estate Agents

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## Gelli Deg, Llanelli, SA14 8RY

Discover this exceptional semi-detached property in a sought-after residential area of Llanelli. This recently refurbished home is perfectly designed for families and boasts a fantastic layout, featuring a spacious kitchen/family room with French doors that open directly onto the decked area. With three generous double bedrooms, a ground floor bathroom, and an en-suite bathroom in the master bedroom, this property meets all your living needs. The front of the house includes a gravel driveway, providing ample parking, while the pleasant rear garden is ideal for family gatherings and entertaining guests.

Situated in a cul-de-sac, Gelli Deg is conveniently located near local primary and secondary schools, with easy access to Llanelli Town Centre, Parc Pemberton, and Trostre Retail Parks. This is a prime opportunity for any homebuyer looking for comfort and convenience.







## Accommodation:

### Entrance Hall

Double glazed window to front, double panel radiator, polished laminate flooring, stairs to first floor, cupboard housing wall mounted Worcester gas boiler providing domestic hot water & central heating.

### Lounge

3.81m x 3.28m (12'6" (into bay) x 10'9")

Double glazed bay window to front, double panel radiator, polished laminate flooring.









## Kitchen/Family Room

6.58m x 4.39m (21'7"/13'2" x 14'5"/12')

Double glazed French doors, double glazed window to rear & side, column radiator, single panel radiator, fitted with a range of wall & base units, breakfast bar, sink & draining board unit, plumbing for washing machine & dishwasher, eye-level double oven & grill, five ring gas hob with extractor fan over, polished laminate flooring.

## Bathroom

Double glazed window to side, heated towel rail, part tiled walls, suite comprising mains shower in enclosure, WC, wash hand basin in vanity unit, panelled bath.

## First Floor Landing

Double glazed window to front.



## Bedroom One

3.78m x 3.63m (12'5"/10'6" x 11'11")

Double glazed window to rear, double panel radiator.

## En-suite

Heated towel rail, WC, mains shower with rain shower head in enclosure, WC, pedestal wash hand basin, part tiled walls.

## Bedroom Two

3.66m x 2.57m (12'0" x 8'5"/7'9")

Double glazed window to rear, double panel radiator.



## Bedroom Three

3.15m x 3.05m (10'4" x 10'0"/9'1")

Double glazed window to front, double panel radiator.

## Externally

Off road parking for two vehicles to the front, side pedestrian access to an enclosed rear garden mainly laid to lawn, steps up to decked area, timber storage shed.

## Services

We are advised that mains services are connected.





## Tenure

Freehold

## Council Tax Band

## Broadband Speed/Mobile Phone Coverage

We are advised that super-fast broadband and mobile phone coverage is available in this 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.



All measurements are approximate and for display purposes only



### Address

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### Office Contact

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