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**21 Rhosybonwen Road  
Cefneithin  
Llanelli  
Carmarthenshire.**

Offers In Region Of **£459,000**



- Modern Executive Detached 5 Bed (2 En Suite) Family Home
- Popular Village Location Having Good Access To Carriageway
- Spacious Well Presented Modern Family Living
- Large Open Plan Living/Dining Area Ideal For Entertaining
- Contemporary 'Wren' Fitted Kitchen
- Hall, 2 Receptions, WC, Kitchen, Utility, 5 Beds, 3 Baths
- Integral Double Garage & Ample Car Parking
- Mature Well Stocked Gardens To Relax & Enjoy
- Quiet Spot & Viewing Highly Recommended

**General Description**

A luxurious modern executive detached 5 bed (2 en suite) family home having a most desirable and convenient location within the village of Cefneithin being easy accessible to the carriageway and the M4. The property affords spacious modern living including large open plan living/dining area ideal for entertaining. Upstairs provides spacious double bedrooms and family bathroom with double integral garage. Outside provides car parking drive with nicely landscaped gardens for relaxation.

**EPC Rating: D66**

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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**Professional Services**  
Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

## Rhosybonwen Road, Cefneithin, Llanelli, Carmarthenshire.

### Property Description

**\*\* A SUPERIOR MODERN DETACHED FAMILY HOME OF DISTINCTION \*\*** - Viewing is highly recommended at an early date to fully appreciate this executive well presented large family house. The property provides well appointed luxury accommodation with full oil fired central heating and double glazed windows located down a quiet 'no through' road within the popular village of Cefneithin.

The accommodation provides entrance hall, cloakroom, study, open plan living/dining room ideal for entertaining, modern contemporary fitted 'Wren' kitchen leading through to utility room and large integral double garage. First floor provides spacious landing area with 5 bedrooms (2 with en suite facilities) and family bathroom.

Outside provides paved brick driveway for approx. 3/4 cars, mature well stocked front and rear gardens with attractive patio/seating area to relax and enjoy backing onto open countryside, and the whole is enclosed within a timber fence creating privacy.

The village of Cefneithin provides all the usual amenities with easy access onto the carriageway being only 5 minutes drive from Cross Hands and the M4 connection. The cities of Swansea and Cardiff are within easy travelling distances.

### Entrance Hall (55' 1" x 41' 8") or (16.80m x 12.70m)

Double glazed entrance door, stairs to first floor, 2 radiators, spot lighting, doors to:

### Cloakroom (7' 03" x 3' 01" ) or (2.21m x 0.94m)

Modern suite comprising WC, wash basin with mixer tap, tiled flooring, cloaks area for coats.

### Study (8' 09" x 7' 04" ) or (2.67m x 2.24m)

Window to front, radiator.

### Open Plan Lounge / Dining Room (22' 08" x 22' 04"Max Max) or (6.91m x 6.81m Max)

Most spacious attractive room in open plan style with living area and dining areas ideal for entertaining, 4 radiators, double aspect windows, spot lighting, French double glazed doors to garden, spot lighting.

### Kitchen/Breakfast Room (13' 04" x 11' 10" ) or (4.06m x 3.61m)

Luxury modern contemporary 'Wren' fitted kitchen comprising a range of base and wall cupboards with Quooker boiling water tap, built in corner pantry cupboard, built in self cleaning stainless steel oven and microwave, pull out waste bin cupboard, built in dish washer, induction hob with extractor hood over, tiled flooring, radiator, tiled surrounds, window to rear, door to:

### Utility Room (14' 08" x 6' 05" ) or (4.47m x 1.96m)

Fitted base cupboard with large bowl sink unit with mixer tap, plumbing for dryer and washing machine, tiled flooring, radiator, tiled surrounds, under stair cupboard, window to side, double glazed side entrance door, door to:

### Integral double garage (19' 0" x 18' 04" ) or (5.79m x 5.59m)

Two up and over doors, 2 windows to side, fridge space.

### First Floor Landing

Spacious area to sit and relax, dormer window, Velux style window, radiator, doors to:

### Master Bedroom (18' 02" x 14' 10" ) or (5.54m x 4.52m)

Dormer and Velux style windows, radiator, built in under eaves cupboards, door to:

## Rhosybonwen Road, Cefneithin, Llanelli, Carmarthenshire.

### Ensuite Shower Room (6' 10" x 4' 08" ) or (2.08m x 1.42m)

Modern suite comprising Quadrant shower cubicle, WC, vanity unit with wash basin, radiator, Velux style window.

### Family Bathroom (8' 10" x 8' 03" ) or (2.69m x 2.51m)

Modern luxury suite comprising bath with shower attachment over, vanity unit with wash basin, WC, tiled quadrant shower cubicle, partly tiled walling, heated towel rail, window to side, spot lighting, extractor fan, laminate flooring.

### Bedroom 2 (13' 09" x 12' 07"Max Max) or (4.19m x 3.84m Max)

Radiator, window to rear, sloping wall to one side.

### Inner Landing (16' 08" x 3' 08" ) or (5.08m x 1.12m)

Window to front, radiator, double built in linen/store cupboard, doors to:

### Bedroom 3 (11' 04" Min x 9' 08" ) or (3.45m Min x 2.95m)

Window to rear, radiator.

### Bedroom 4 (13' 09" x 12' 07" ) or (4.19m x 3.84m)

Window to rear, radiator, door to:

### Ensuite Shower Room (9' 01" x 3' 03" ) or (2.77m x 0.99m)

Modern suite comprising fully tiled shower cubicle, WC, wash basin, partly tiled walls, laminate flooring, radiator, spot lighting, extractor fan, window to side.

### Bedroom 5 (10' 01" x 8' 01" ) or (3.07m x 2.46m)

Window to front, radiator.

### Outside

The property is set within it's own mature grounds and gardens with paved brick driveway providing car parking for 3/4 cars. Mature lawn garden to front with shrubbery with wild orchids, pathways to both sides with garden gates leading to rear garden, again being well stocked and mature with decorative stoned area leading up to lawned areas, seating/patio ideal place to relax and enjoy, conifer, bay tree, roses, well stocked flower borders, wildlife pond with newts, wild flowers and large wisteria. Outside oil fired central heating boiler (installed 2021) and oil tank. The whole enclosed within a recently built timber fence creating privacy.

### Broadband and Mobile phone

Ultrafast broadband is available in the area, mobile phone signal is deemed to be good in the area, more information is available from your network provider.

### Services

Mains electricity, mains water, mains drainage, oil fired central heating.

### Tenure

Freehold

### Council Tax

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### Directions

From Carmarthen exit on the main dual carriageway towards Cross Hands and carry on for approx. 8 miles until you see signpost for Cefneithin. Turn right across the carrigeway until arriving at small T Junction, turn left into Foelgastell and proceed on for approx 0.6 mile until arriving at large sweeping left bend. Turn right at the bend and carry on a short distance and take the next right turning down Rhosybonwen road and the property will be found further down on the left.

