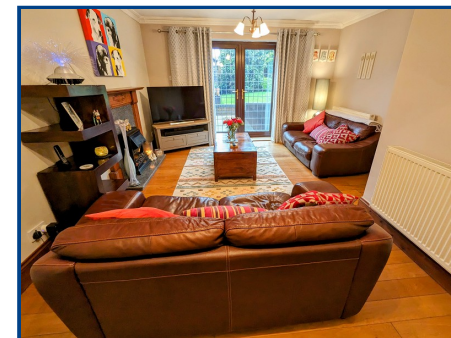


**Chartered Surveyor, Valuers,
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14 Offices Across South Wales

**11 Clos Cribyn
Swiss Valley
Llanelli
Carmarthenshire.**

Offers In Region Of **£435,000**



- Modern Detached 5 Bed (En Suite) Family Home
- Most Spacious & Luxurious Well Presented Property
- Popular Sought After Area Close To Llanelli
- Cul De Sac Position Close To Amenities
- Hall, 3 Rec Rooms, WC, Kitchen, Utility, Workroom
- 4 Double Beds (1 En Suite), Bathroom & Loft Room
- Nicely Landscaped Garden & Garage And Parking
- Large Patio For Relaxation & Entertaining
- Viewing Highly Recommended To Fully Appreciate

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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

General Description

A most conveniently positioned modern detached 4/5 bed (en suite) luxury family home offering spacious well presented contemporary accommodation. The property provides 3 reception rooms, 4 double bedrooms and useful loft/attic room offering flexibility, with nicely landscaped rear garden/patio and car car parking driveway leading to integral garage The property must be viewed to fully appreciate what's on offer, located in a popular sought after area of Swiss Vallev close to Llanelli town centre.

EPC Rating: C69

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

Clos Cribyn, Swiss Valley, Llanelli, Carmarthenshire.

Property Description

A modern detached 4/5 bedroom executive luxury family home of considerable appeal conveniently located within the sought after village of Swiss Valley. The property offers spacious well presented accommodation being in excellent condition throughout providing great space for relaxation and entertainment.

The spacious accommodation provides entrance hall with impressive timber staircase, cloakroom, doors leading to 3 reception rooms including living room, reception/snug and separate dining room, large kitchen/breakfast room, utility room leading to useful workroom/study and integral garage. First floor provides galleried landing with doors to 4 double bedrooms, one with ensuite facility and family bathroom. Also included is a large loft/attic room currently used as bedroom having potential for play room/teenagers independent space etc.

Outside offers a paved car parking forecourt for 3 cars leading to garage with nicely landscaped garden to rear including large patio area with raised lawn area being an ideal place to relax and entertain.

The town of Llanelli is within 10 minutes drive offering a good range of amenities including shopping centres, schooling, rail station and Machynys golf club. The M4 connection is within easy travelling distance giving good access to Swansea and Cardiff.

Entrance Hall

Double glazed front entrance door, oak flooring, impressive solid timber stairs, radiator, doors to:

Cloakroom

With WC and wash basin, oak flooring, tiled walling.

Reception/Living Area (10' 03" x 9' 09") or (3.12m x 2.97m)

Oak flooring, radiator, window to front.

Living Room (19' 0" x 13' 0"Max Max) or (5.79m x 3.96m Max)

L shaped room, ornate fireplace and surround with coal effect electric fire, oak flooring, French doors to rear garden, 2 radiators, door to:

Kitchen/Diner (16' 11" x 13' 04"Max Max) or (5.16m x 4.06m Max)

Modern fitted bespoke range of base and wall cupboards, 1.5 bow sink unit with mixer tap, electric cooker range with gas hob and double oven and fitted hood over, built in dish washer, tiled floor, radiator, window to rear.

Dining Room (9' 04" x 9' 02") or (2.84m x 2.79m)

Oak flooring, window to front, radiator.

Utility Room (9' 11" x 5' 03") or (3.02m x 1.60m)

Fitted base and wall cupboards with sink unit, plumbing for washing machine and dryer, radiator, rear exterior door, door to:

Clos Cribyn, Swiss Valley, Llanelli, Carmarthenshire.

Work Room (9' 11" x 9' 02") or (3.02m x 2.79m)

Fitted base and wall cupboards with sink unit, tiled floor, radiator, gas fired boiler, door to:

Integral Garage (19' 09" x 10' 01") or (6.02m x 3.07m)

Velux style window, electric up and over door, power and light connected.

First Floor Landing

Galleried landing, radiator, doors to:

Bedroom 1 (14' 04" x 9' 11") or (4.37m x 3.02m)

Window to front, radiator, built in wardrobes, door to: En Suite shower room with modern suite comprising fully tiled shower cubicle, WC, wash basin, timber flooring, radiator, half tiled walls, built in cupboard.

Bedroom 2 (14' 11" x 10' 0"Max Max) or (4.55m x 3.05m Max)

L shaped room with radiator, window to rear.

Bedroom 3 (10' 03" x 9' 05") or (3.12m x 2.87m)

Window to front, radiator.

Bedroom 4 (10' 08" x 7' 01") or (3.25m x 2.16m)

Radiator, window to rear.

Bathroom (8' 09" x 7' 01") or (2.67m x 2.16m)

Modern suite comprising Quadrant fully tiled shower cubicle, WC, wash basin, corner bath, exposed timber flooring, half tiled walls, radiator.

Loft Room (30' 05" Max x 13' 09" Max) or (9.27m Max x 4.19m Max)

Most spacious room currently used as bedroom having flexibility to be used as playroom, large office suite, teenager's space etc.

Outside

Walled in paved forecourt providing car parking for 3 cars and leading to garage. Nicely landscaped garden to rear with large patio area to relax and entertain, Raised lawn garden with garden shed.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Directions

From town centre head west on Murray St/A4214 toward Inkerman St and then turn right onto Station Rd/A4214. Continue to follow A4214 and after 0.5 mile turn right onto Gelli-Onn/A484. After 0.6 mile turn left onto Thomas St and carry on another 0.6 mile and continue onto Felinfoel Rd/A476. After 2.2 miles turn right onto Ridgeway and then turn left onto Oaklands and turn turn left onto Heol Beili Glas. Turn left onto Cribyn Clos and the property will be found further along on the left.

