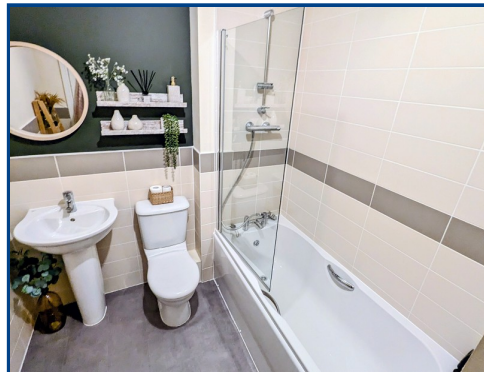
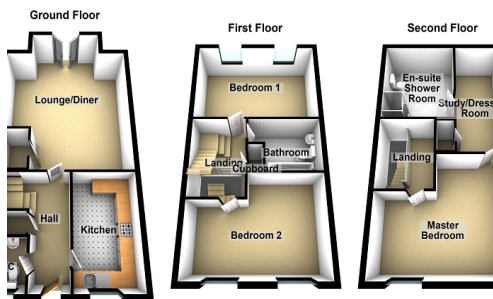
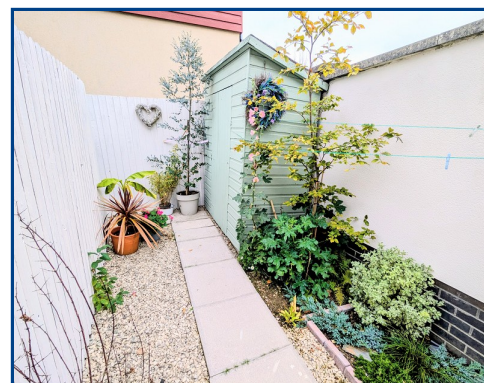
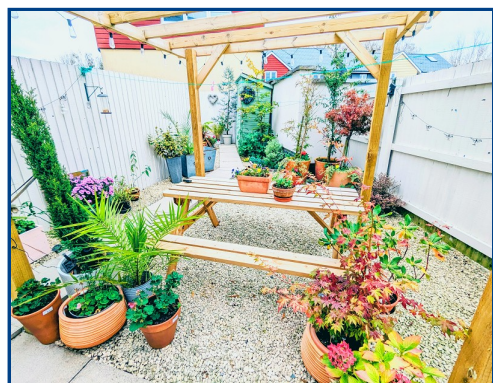
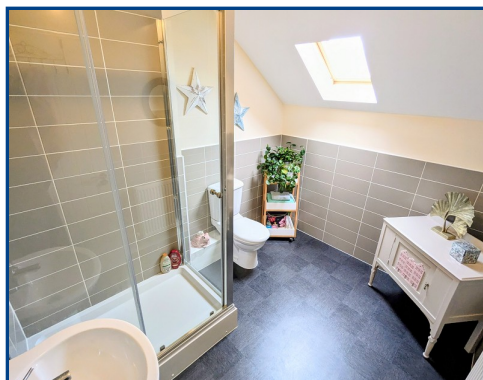
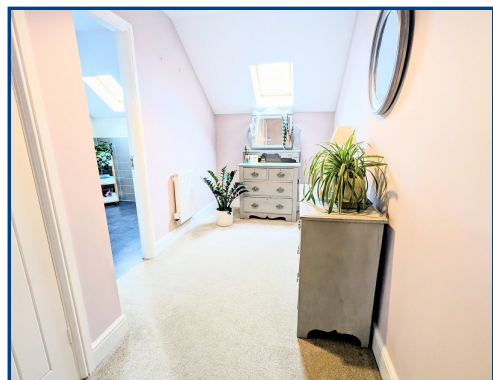
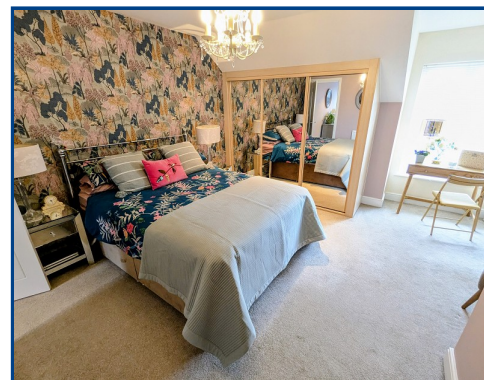




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

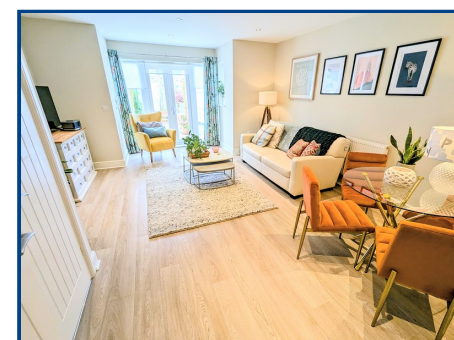


Bwlchgywynt Llanelli Carmarthenshire.

Offers In Region Of **£259,500**



- Modern 3 Bedroom (En Suite) Family Home
- Popular Location Near Beach And Lovely Coastal Walks
- Residential Development Of Different Style Properties
- Arranged on 3 Floors & Restricted Sea Views
- Ent Hall, Cloakroom, Kitchen, Living/Dining Room, 3 Beds, Dressing Room, 2 Bathrooms
- Enclosed Garden/Patio To Relax & Enjoy
- Garage With Car Parking Spaces
- Only 5 Minute Drive To Llanelli Town Centre
- Machynys Golf Club/Spa & Leisure Centre Close By



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

**** VIEWING RECOMMENDED **** - A nicely presented, three bedroom Town House situated in the sought after location of Bwlchgywynt, Machynys being within a mere 2 minute walk to the lovely beach and coastal paths ideal for walking and cycling. The property is situated on the edge of the Welsh Coastal Path and comprises an end terrace townhouse offering spacious family sized accommodation arranged on 3 floors with garage and car parking spaces.

EPC Rating: B81

Tel: **01267 230 645**

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

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

Bwlchgywynt, Llanelli, Carmarthenshire.

Property Description

A superb opportunity of acquiring a modern end terraced house located on a popular residential development of different style properties, being within close proximity to lovely beach and walks. The property is arranged on 3 floors offering well presented accommodation being ideal as a family home, and being within close proximity to the new leisure centre and only a 5 minute drive to town centre, offering a good range of amenities and facilities.

The luxury well presented accommodation provides entrance hall, cloakroom, kitchen, living/dining Room, first floor provides 2 bedrooms and bathroom, with spacious 3rd bedroom on second floor with study/ dressing room and en suite shower room.

Outside provides a nice enclosed landscaped rear garden/patio to relax and enjoy with paved area and decorative stone, attractive pergola and garden shed, with pathway at rear leading over to rear garage with car parking space.
The beautiful coastal path is only a 2 minute walk with miles of pathways to walk and cycle along taking in the glorious views on offer.

Entrance Hall

Double glazed front entrance door, radiator, stairs to first floor, door to:

Separate WC (5' 08" x 3' 01") or (1.73m x 0.94m)

Modern suite comprising WC, wash hand basin, radiator, window to front.

Kitchen (11' 11" x 7' 07") or (3.63m x 2.31m)

Modern fitted kitchen with a range of base and eye level cupboards, sink unit with mixer tap, built in electric oven with 4 ring gas hob and chimney hood over, plumbing for washing machine, fridge space, radiator, spot lighting, radiator, gas fired boiler.

Living/Dining Room (19' 03" Max x 14' 06" Max) or (5.87m Max x 4.42m Max)

A most spacious room for living and dining, built in under stair cupboard, 2 radiators, French doors to rear garden.

First Floor Landing

Built in cupboard, stairs to second floor, doors to:

Bedroom 1 (14' 05" x 9' 04") or (4.39m x 2.84m)

Two windows to rear, radiator.

Bedroom 2 (14' 05" x 10' 11"Max Max) or (4.39m x 3.33m Max)

Radiator, restricted sea view to front, 2 windows to front.

Bwlchgywynt, Llanelli, Carmarthenshire.

Bathroom (7' 08" x 6' 09") or (2.34m x 2.06m)

Modern suite comprising bath with shower over and screen, WC, wash hand basin, extractor fan, radiator, partly tiled walls.

Second Floor Landing

Door to:

Master Ensuite Bedroom (14' 05" x 14' 02"Max Max) or (4.39m x 4.32m Max)

Two windows to front, restricted sea view, radiator, door to:

Dressing Room (13' 04" x 6' 04") or (4.06m x 1.93m)

Ideal study or large dressing room, Velux window, built in cupboard with shelving, radiator, door to:

En-Suite Shower Room (9' 03" x 7' 09") or (2.82m x 2.36m)

Modern suite comprising fully tiled shower cubicle, WC, wash hand basin, Velux window, radiator, partly tiled walls, extractor fan.

Outside

Small lawn garden to front with shrubbery, with enclosed and nicely landscaped stoned patio garden to rear, being an ideal place to relax and enjoy, enclosed within timber fencing creating privacy. Attractive pergola with colourful flowery area, with garden shed. Pathway leads to rear over to car parking space and garage, with up and over door and extra visitor car parking space.

Broadband and Mobile phone

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 gas, mains drainage, gas central heating.

Council Tax

D

Directions

From Llanelli town centre proceed out towards the coastal path andpass the Machynys Golf course on your left and carry on to the next mini roundabout. Turn left here and take immediate right into Bwlchgywynt estate and continue through where the property will be found on the right.

