

# Maes Delfryn, offers over £290,000

- Sought After Area
- Well presented estate
- En-suite
- Council Tax Band E
- Garage
- Driveway parking
- Cloakroom
- Utility room
- EPC Rating: B









## About the property

A True Gem! Presenting a well presented 4-bedroom detached property in the sought after area of Llanelli. This lovely home boasts 4 beautiful bedrooms, a low-maintenance garden and offers a modern, luxury feel. Viewing is highly recommended. Call the branch for information...





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## **Accommodation**

#### Lounge

16' x 10' 10" ( 4.88m x 3.30m )

Kitchen/Diner

18' x 10' (5.49m x 3.05m)

**Utility Room** 

7' x 5' 2" ( 2.13m x 1.57m )

Cloakroom

5' 2" x 2' 11" ( 1.57m x 0.89m )

Bedroom 1

13' 4" x 12' 3" ( 4.06m x 3.73m )

**En-Suite** 

Bedroom 2

12' 3" x 9' 3" ( 3.73m x 2.82m )

Bedroom 3

9' 9" x 9' 3" ( 2.97m x 2.82m )

Bedroom 4

9'8" x 7' 1" ( 2.95m x 2.16m )

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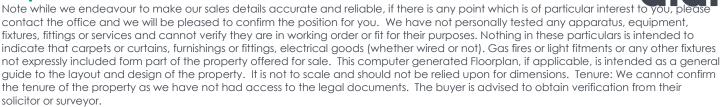


## **Floorplan**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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