



Efailwen , Llannon, Llanelli, SA14 8JN

Offers in the region of £359,500

One of the highlights of this property is the polytunnels, perfect for those with green fingers or anyone looking to try their hand at gardening. Imagine growing your own fruits, vegetables, or beautiful flowers right in your backyard.

Situated on approximately 1 acre of land, this property provides plenty of outdoor space for children to play, pets to roam, or for you to simply enjoy the tranquility of the countryside. Whether it's hosting a summer barbecue or simply unwinding after a long day, the possibilities are endless in this idyllic setting.

Welcome to this charming detached house in the picturesque village of Llannon, Llanelli. This recently renovated property boasts one reception room, three spacious bedrooms, and a modern bathroom, making it the perfect family home.

As you step inside, you'll be greeted by a warm and inviting atmosphere, ideal for relaxing with family and friends. The three double bedrooms offer ample space for a growing family or guests, ensuring everyone has their own comfortable retreat.

Don't miss out on the opportunity to make this delightful house your new home. With its desirable location, modern amenities, and spacious layout, this property is sure to capture your heart. Contact us today to arrange a viewing and start envisioning the wonderful memories you could create in this lovely abode.

Ground Floor

Composite stable door to

Lounge

12'1" x 24'0" (3.69 x 7.33)



with stairs to first floor, multi fuel fire in feature surround, 3 wall lights, 2 radiators and uPVC double glazed tilt and turn window to front.

Kitchen Diner

7'11" x 24'4" (2.43 x 7.44)



with range of fitted base and wall units, display cabinets, Ceramic single bowl single drainer sink unit with monobloc tap, freestanding electric Range cooker, fridge freezer, washing machine, dishwasher, free standing Worcester oil boiler providing domestic hot water and central heating, part tiled walls, radiator and uPVC double glazed window to rear and French doors to rear.

Conservatory

6'4" x 11'8" (1.95 x 3.58)

with polycarbonate roof and uPVC double glazed windows.

First Floor

Landing

with hatch to roof space and uPVC double glazed window to side.

Bedroom 1

9'8" x 14'11" (2.96 x 4.55)



with radiator and uPVC double glazed window to rear.

Bedroom 2

12'9" x 9'6" inc to 10'6" (3.91 x 2.9 inc to 3.22)



with radiator and uPVC double glazed window to front.

Bedroom 3

9'6" x 14'11" (2.9 x 4.57)



with radiator and uPVC double glazed window to front.

Bathroom

9'4" x 10'8" max (2.86 x 3.27 max)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with shower attachment tap and shower over with glass screen, waterproof wallboards, built in shelving, built in cupboard, heated towel rail and uPVC double glazed window to rear.

Outside



Set in approximately 1 ace of land with lawned garden and parking for numerous cars to front, former smithy (potential garage subject PP), to the rear of the property you will find timber shed (24ft x 8ft), 2 glass houses (8ft x 6ft each), polytunnel (18ft x 60ft), Strawberry tunnel (16ft x 30ft), chicken pen (40ft x 20ft) and expansive lawned gardens.

Services

Mains electricity and water. We are advised that there is a Septic tank.

NOTE

All internal photographs are taken with a wide angle lens.

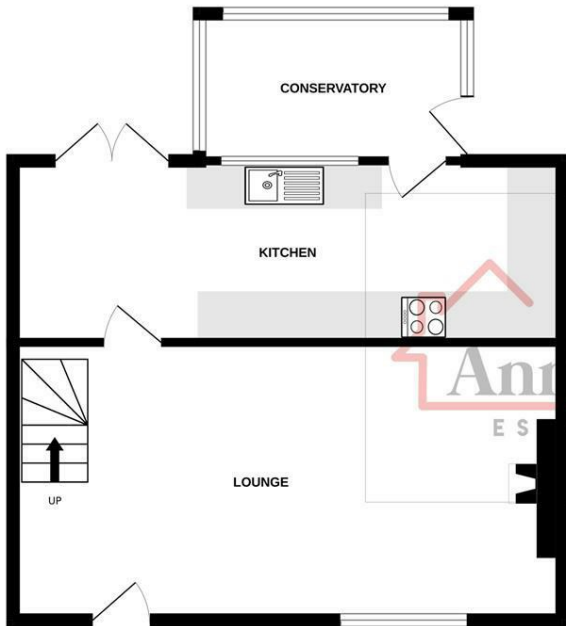
Council Tax

Band D

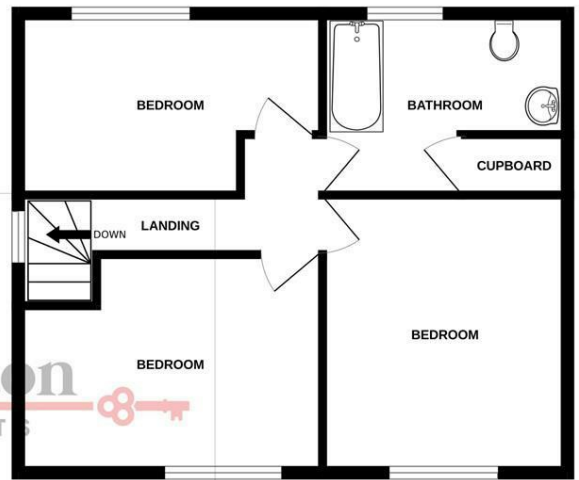
Directions

From Junction 49 at Pont Abraham take the exit for Pontardulais and travel for approximately 1.5 miles. Turn right into Y Geibren (signposted to Llannon and Pontyberem) and travel to the end of the road then turn right again and after approximately a mile and a half the property can be found on the right hand side, identified by our For Sale board.

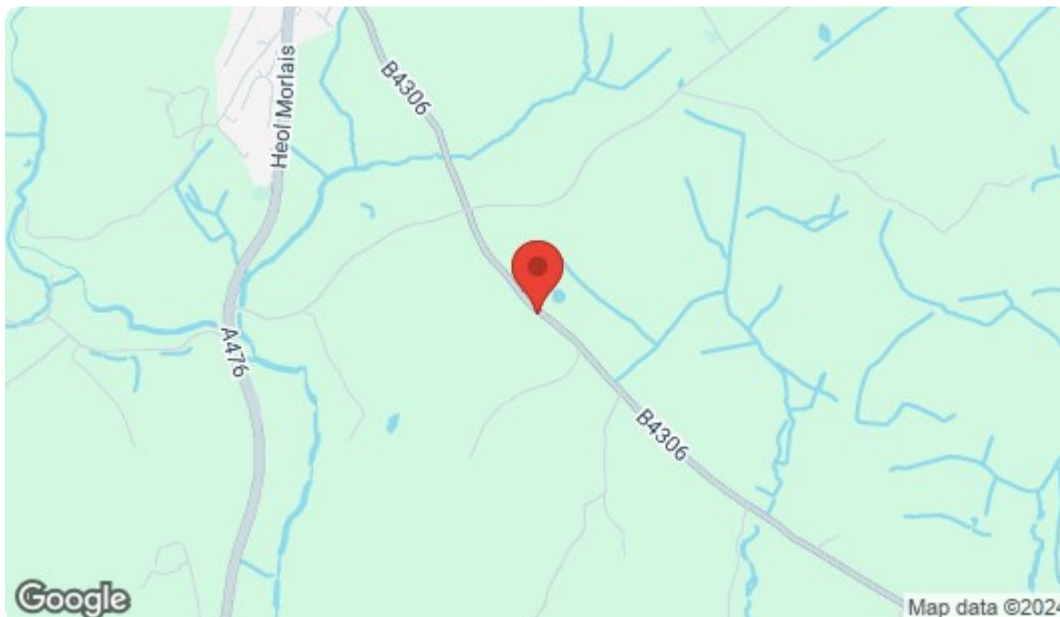
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		100
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.