



## 1 Tyrwaun, Pwll, Llanelli, SA15 4AY

Asking Price £229,500

Discover the enchanting character and charm of this delightful two-bedroom detached property, complete with exposed wooden beams throughout. Located in the sought-after area of Pwll, this home offers the perfect blend of tranquility and convenience with proximity to the Loughor Estuary, town centre, the millennium coastal path, schools, shops, pubs and essential amenities. Excellent transport links to Trostre Retail Parc and the M4

The ground floor of this inviting residence boasts a spacious living room, reception room, a well-appointed kitchen/dining area, a convenient utility room and a conservatory. Additionally there are two bedrooms and a bathroom thoughtfully placed on this level for your comfort. Ascending to the first floor you'll discover a versatile mezzanine dressing room off the master bedroom that adds a touch of elegance to the home's layout.

Outside the front of the property showcases a meticulously maintained garden that serves as a testament to the beauty of nature. This garden is a masterpiece of colour and greenery, adorned with mature shrubs, trees, vibrant flowers, expansive lawn areas and a serene fish pond.

To the rear of the property an enclosed courtyard awaits, featuring gravel stone and a patio area perfect for outdoor relaxation and entertainment, also side access to the front left of the property with garden shed.

## The Accommodation Comprises

### Ground Floor

#### Hall



Entered via front door, fitted carpet.

#### Living Room 10'3" x 16'1" (3.13m x 4.89m)



Fireplace with brick surround, exposed wooden beams, two storage cupboards, fitted carpet, radiator.

#### Reception Room 9'8" x 12'2" (2.95m x 3.70m)



Double glazed window to front, frosted double glazed window to side, fitted carpet, radiator.

#### Kitchen/Dining Room 15'6" x 16'0" (4.72m x 4.87m)



Fitted a matching range of eye level and base units with worktop space over, 1+1/2 bowl sink unit, integrated dishwasher and fridge, space for a range cooker. Double glazed windows to back and side, exposed wooden beams, fireplace, tiled flooring, radiator.

#### Another Aspect Of The Kitchen/Dining Room



#### Utility Room 10'10" x 5'9" (3.29m x 1.76m)



Fitted with a matching range of eye level and base units with worktop space over, 1+1/2 bowl stainless

steel sink, plumbing for washing machine, space for freezer. Double glazed window to side, tiled flooring, radiator.

### Conservatory



Double glazed windows to side and rear, double glazed door to side leading to the rear garden, tiled flooring, radiator.

### Inner Hallway

Fitted carpet, radiator.

### Master Bedroom 13'4" x 15'3" (4.06m x 4.64m)



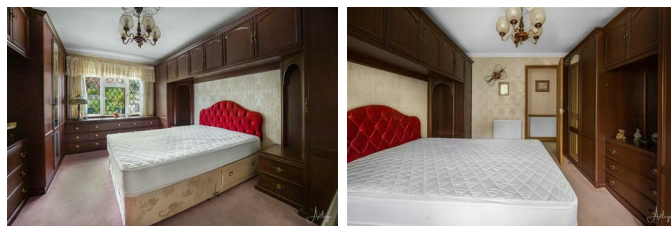
Double glazed window to front, wooden stairs leading to dressing area, exposed wooden beams, fitted carpet, two radiators.

### Dressing Area 11'5" x 15'3" (3.48m x 4.64m)



Double glazed window to front, exposed wooden beams, two skylights, fitted carpet.

### Bedroom 2 10'10" x 12'2" (3.29m x 3.70m)



Double glazed window to front, fitted wardrobes, fitted carpet, radiator.

### Bathroom



Fitted four piece suite comprising bath, shower cubicle, wash hand basin and WC. Frosted double glazed window to side, access from hall and utility room, tiled walls and flooring, radiator.

### External

As you approach the front of this charming property you will be greeted by a meticulously maintained garden that is a true testament to the beauty of nature. This garden is a harmonious blend of vibrant colours and lush greenery, mature shrubs, trees, lawn areas and fish pond creating a captivating visual feast for the senses

### Front Garden



### Another Aspect Of The Front Garden



### Rear Garden



To the rear of the property there is an enclosed private rear garden with gravelled stone and patio area.

### Another Aspect Of The Rear Garden



### Ariel Views



### Tenure

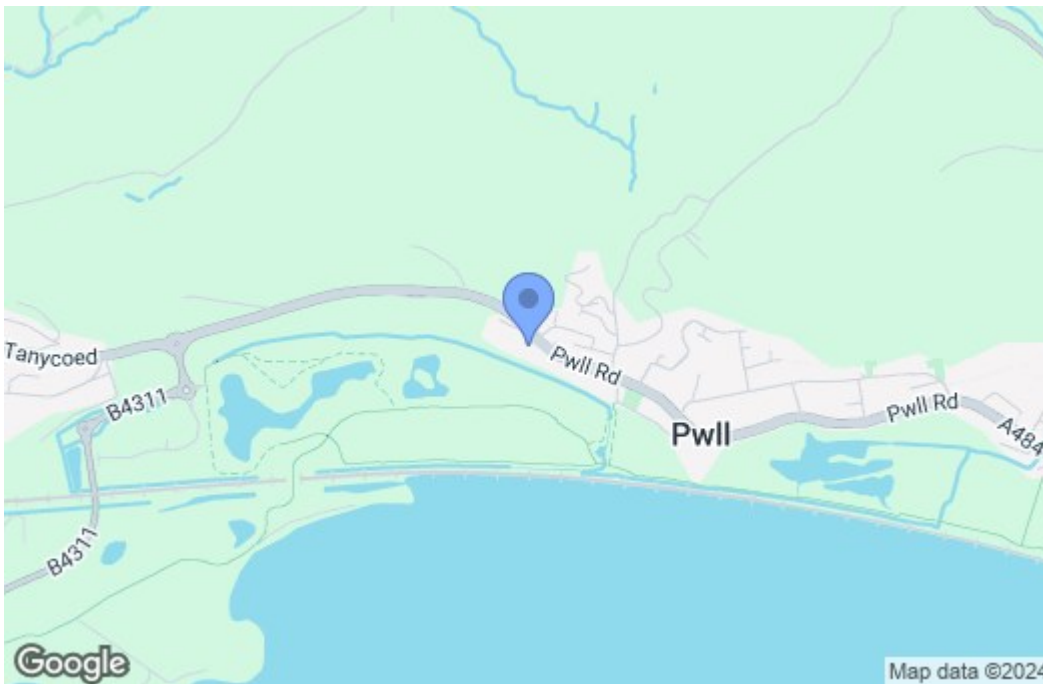
Freehold

Council Tax E- Annual Price: £2,175 (min)

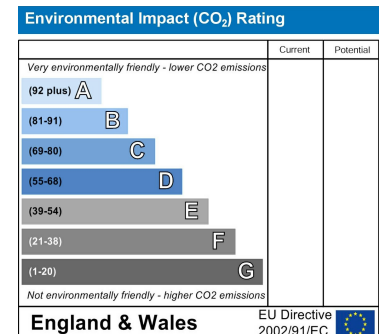
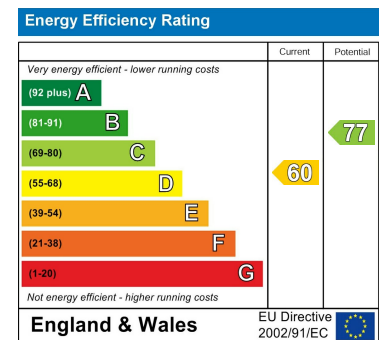
## Floor Plan



## Area Map



## Energy Efficiency Graph



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