

12 Maes Ty Gwyn, Llanelli, SA14 8XY

£339,995

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Davies Craddock Estate Agents are pleased to present this detached property situated on Maes Ty Gwyn, Llangennech.

Sat back from the road on a spacious plot, the property benefits from off-road parking for multiple vehicles and a double garage.

This well presented home offers a welcoming hallway, living room, dining room, cloakroom, kitchen, utility room, and a conservatory, while the first floor features four bedrooms, including a master bedroom with an en-suite shower room, alongside a family bathroom. Externally, the property features an enclosed rear garden with patio areas, a raised lawn, and mature trees and shrubs.

Situated in the popular and sought-after village of Llangennech, the property enjoys a strong community feel while being exceptionally convenient for commuters, located just a short drive from Junction 48 of the M4 for easy access towards Swansea, Carmarthen, and beyond. The village itself offers a great range of local amenities, including convenience stores, local pubs, and eateries, alongside the nearby Llangennech railway station, with families well-catered for by local schools and accessible transport links.

With no onward chain, early viewing is essential to see what this property has to offer.

























Entrance Hallway
Window to side, stairs to first floor, storage cupboard, radiator.

Living Room
17'4" x 12'4" approx. (5.29 x 3.77 approx.)
Window to front, patio door to rear, gas fire with surround, two radiators.

Conservatory
9'5" x 12'4" approx. (2.89 x 3.77 approx.)
Tiled flooring, door to side.

Dining Room
8'9" x 11'7" approx. (2.67 x 3.54 approx.)
Window to front, radiator.

Cloakroom
Fitted with W/C, hand wash basin, radiator, window to side.

Kitchen
10'2" x 11'2" approx. (3.12 x 3.42 approx.)
Fitted with wall and base units with worktop over, double mid level oven, gas hob with extractor hood over, sink and drainer with mixer tap, tiled splash back, radiator, vinyl flooring, window to rear.

Utility Room
8'10" x 5'6" approx. (2.71 x 1.70 approx.)
Fitted with wall and base units with worktop over, sink and drainer with mixer tap, space for washing machine, dishwasher and tumble dryer, storage cupboard, radiator, window to rear, external door to side.

First Floor Landing
Window to front, loft access, airing cupboard housing boiler (Baxi).

Bedroom One
10'5" x 13'6" approx. (3.18 x 4.12 approx.)
Window to rear, fitted wardrobes, radiator, door into:

Ensuite
8'2" x 5'10" approx. (2.51 x 1.79 approx.)
Fitted with W/C, hand wash basin, shower cubicle, storage cupboard, partly tiled walls, radiator, window to rear.

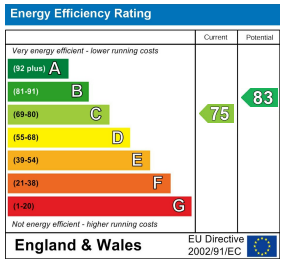
Bedroom Two
7'11" x 11'7" approx. (2.42 x 3.54 approx.)
Window to front, fitted wardrobes, radiator.

Bedroom Three
10'5" x 9'9" approx. (3.18 x 2.99 approx.)
Window to rear, radiator.

Bedroom Four
9'8" x 6'6" approx. (2.95 x 1.99 approx.)
Window to front, radiator.

Bathroom
8'9" x 6'9" approx. (2.68 x 2.08 approx.)
Fitted with W/C, hand wash basin, bath, partly tiled walls, radiator, window to side.

Externally
Paved area with steps up to lawn, patio area with wooden pergola, steps up to further patio area, mature trees and shrubs, side gated access.
Off road parking to front leading to garage. (not inspected)



These particulars are believed to be accurate and are based on information provided by the vendor(s) and other sources in good faith. They are intended as a general guide only and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided.

Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

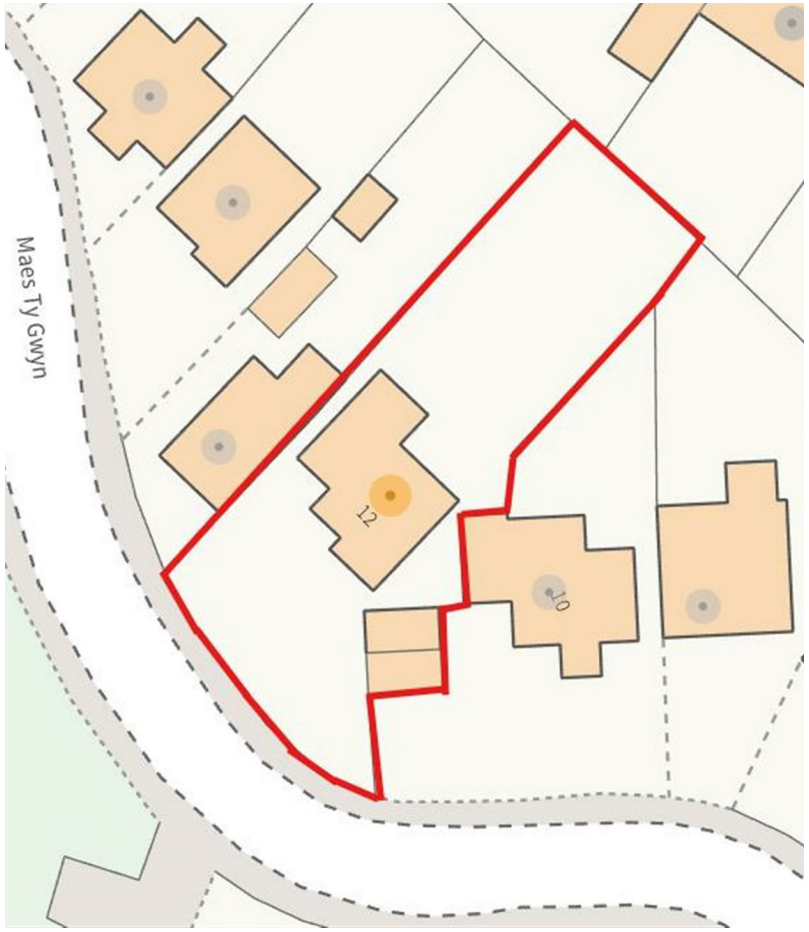
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing.

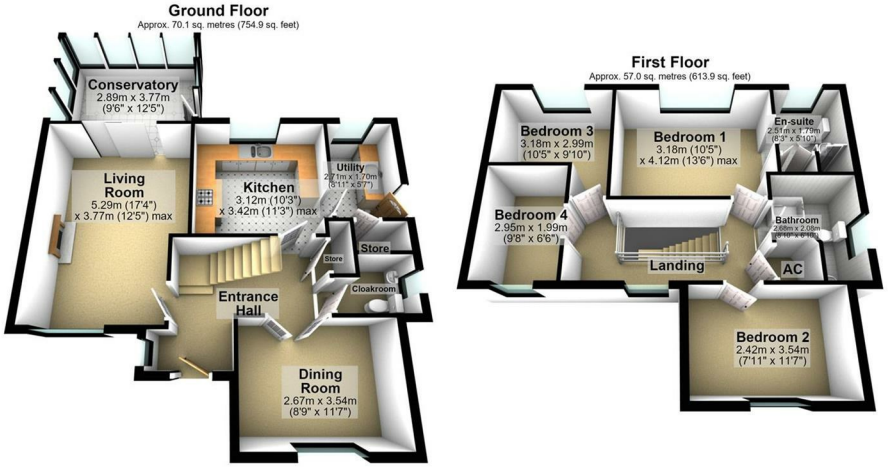
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

Photographs, images and digital media used within these particulars may have been enhanced, edited, digitally altered or virtually staged for marketing purposes, including but not limited to adjustments to lighting, colour, sky replacement, image quality, decluttering or presentation. Such images are intended to provide a general indication of the property only and should not be relied upon as an exact representation of the current condition, layout, boundaries, fixtures, fittings or surroundings of the property. Purchasers should satisfy themselves by inspection or otherwise as to all aspects of the property.

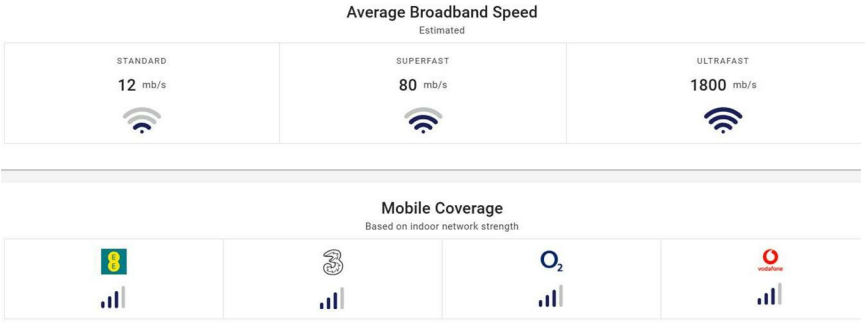


- Detached Property
- Four Bedrooms
- Master Ensuite
- Driveway & Garage
- Mains Gas, Electric, Water & Drainage

- EPC - C - Approx. 114m2
- Council Tax - E (provided by local authority, subject to change)
- No Chain
- Freehold



Total area: approx. 127.2 sq. metres (1368.8 sq. feet)



We'd love to hear what you think!

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