



15 Tyrwaun, Llanelli, SA15 4AY
£379,995

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Davies Craddock Estates are pleased to present for sale this exceptional three-bedroom home, in the highly desirable coastal village of Pwll, Llanelli.

Beautifully and tastefully presented to an immaculate standard throughout to offer a modern, stylish, and inviting interior.

Upon entering through the welcoming entrance hallway, you are greeted by a light-filled space that leads to a convenient ground-floor cloakroom and a cosy, relaxing living room. The heart of the home is a modern, well-appointed kitchen-diner designed to make cooking and dining an absolute delight, complemented by a separate utility space. Adjoining the kitchen-diner is a bright and spacious conservatory, which serves as a perfect garden room and provides direct access out onto the patio. Upstairs, the property continues to impress with three bedrooms, highlighted by a spectacular master suite where double doors open to a private Juliet balcony, offering a peaceful vantage point to look out over the treetops.

Step outside, and you'll find the property is tucked away down a private driveway, set within exceptionally spacious and secluded grounds. Completely surrounded by mature trees and lush shrubs that offer a peaceful, leafy backdrop from every angle, this outdoor haven has been thoughtfully landscaped to include manicured lawns, a sunny paved patio ideal for alfresco dining, a charming wooden summerhouse, and a dedicated vegetable patch with a greenhouse for those keen on a "grow-your-own" lifestyle.

Early viewing is essential to see what this property has to offer.





Entrance Hallway

Window to front, wood effect tiled flooring, radiator, alcove shelving, stairs to first floor.

Living Room

15'1" x 14'4" approx. (4.61 x 4.38 approx.)

Window to front, wood effect tiled flooring, radiator, alcove shelving, log burner and surround.

Cloakroom

Fitted with W/C, hand wash basin, window to rear, wood effect tiled flooring.

Inner Hallway

Wood effect tiled flooring.



Kitchen Diner

15'1" x 15'2" approx. (4.61 x 4.64 approx.)

Fitted with wall and base units with worktop over, sink with mixer tap, induction hob with extractor hood over, mid level oven and microwave, integrated dishwasher, fridge and freezer, radiator, tiled flooring, window to front. Boiler (BAXI)

Utility

approx 3'7" x 6'2" (approx 1.11m x 1.88m)

Worktop with space for washing machine, tiled flooring, window to side.

Conservatory

12'9" x 10'9" approx. (3.89 x 3.30 approx.)

Tiled flooring, external double doors to front.



Landing

Window to rear, storage cupboard, loft access with pull down ladder - fully boarded and window to rear.

Bedroom One

14'2" x 15'8" approx. (4.34 x 4.80 approx.)

Window to front, Juliet balcony to side, radiator, laminate flooring.

Bedroom Two

15'1" x 11'5" approx. (4.61 x 3.50 approx.)

Window to front and side, radiator.

Bedroom Three

8'1" x 7'6" approx. (max) (2.47 x 2.29 approx. (max))

Window to front, radiator, wood effect flooring.

Bathroom

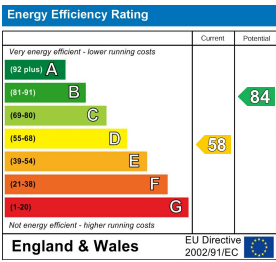
approx 4'2" x 6'4" (approx 1.28m x 1.95m)

Fitted with W/C, hand wash basin, panelled bath with shower over, glass shower screen, heated towel rail, tiled walls and flooring, window to front.

External

Private driveway leading to car pool. Gated access to grounds with lawn and patio areas, vegetable patch and green house, wooden summer house, surrounded by mature trees and shrubs.





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.

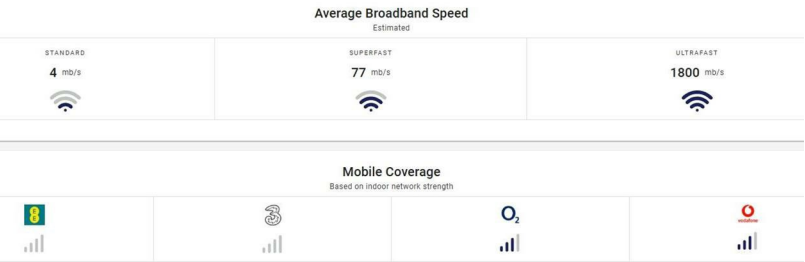
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

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.

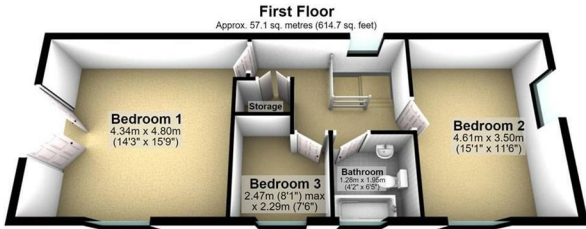
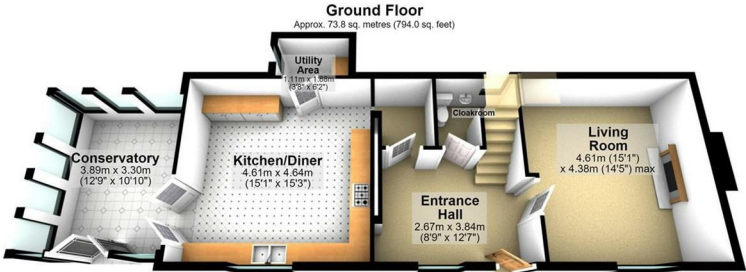
Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form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

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- Detached Property
- Three Bedrooms
- Spacious Grounds
- Private Driveway & Carpool
- EPC - D (Approx 115m²/1,238sqft)
- Council Tax Band - E (Information provided by local authority, subject to change).
- Mains Gas, Electric, Water & Drainage
- Freehold
- Tastefully & Well Presented Throughout



Total area: approx. 130.9 sq. metres (1408.7 sq. feet)

We'd love to hear what you think!

LEAVE US
A REVIEW



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