



47 Station Road, Bynea, Llanelli, SA14 9PS £599,995

 5  4  3  C



# WELCOME

Davies Craddock Estates are pleased to present for sale this beautiful detached property on Station Road, Bynea.

From the moment you arrive, it's clear that this is a home designed with both scale and soul in mind. Perfectly blending traditional comfort with contemporary flair, this detached residence offers an expansive layout that adapts effortlessly to the rhythms of modern family life.

Whether you are looking for quiet corners for productivity or vibrant, light-filled spaces for gathering, every inch of this property has been crafted to impress.

# INTERNAL

This expansive family home offers a versatile layout across three floors, featuring five bedrooms, including a standout attic bedroom complete with its own private cloakroom. The master suite benefits from a private ensuite shower room, while a well-appointed family bathroom serves the rest of the household. The ground floor is designed for both relaxation and entertaining, boasting a welcoming entrance hallway, a convenient cloakroom, two separate reception rooms and utility room. The true heart of the home, is the stunning open-plan kitchen, living, and dining area. This exceptional social space has been thoughtfully designed to bring the family together, offering a seamless flow, flooded with natural light via bi-folding and patio doors that lead seamlessly to the impressive outdoor space.

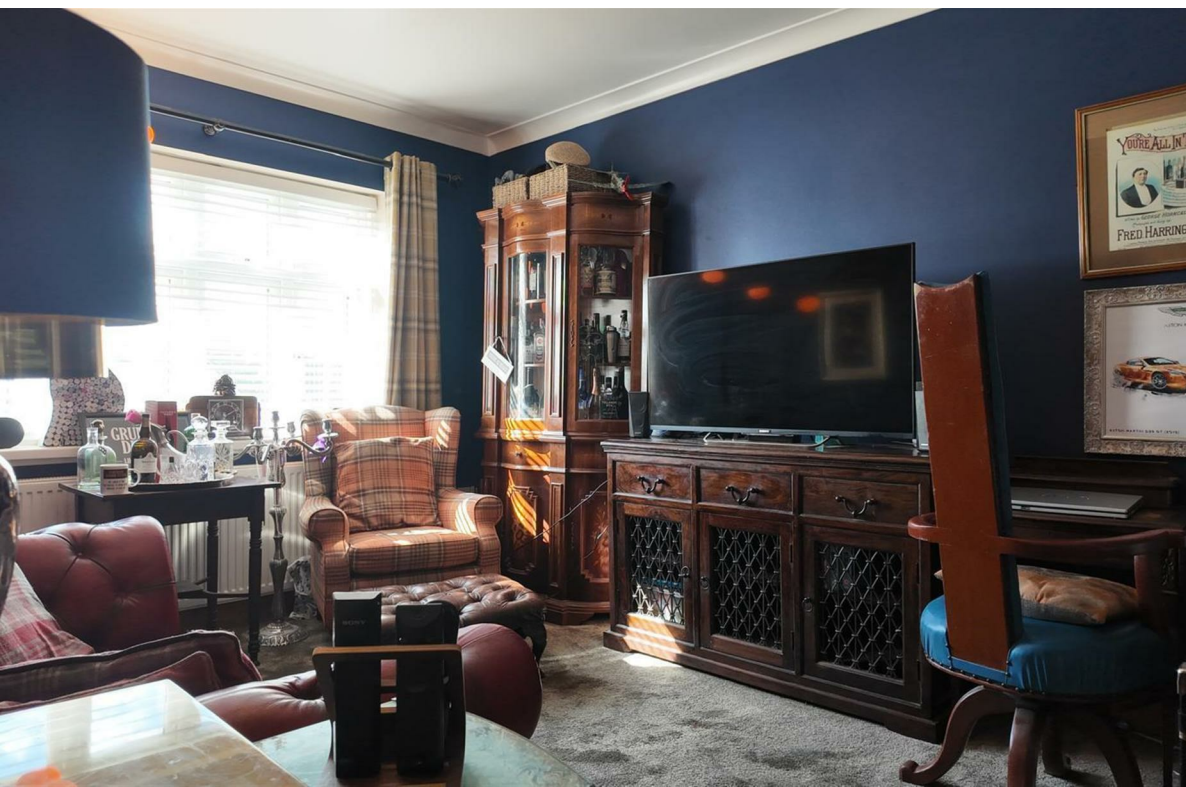
# EXTERNAL

The exterior is equally remarkable, featuring a generous lawn bordered by mature trees and shrubs, a tranquil pond, and a large decking area. Practicality is well-catered for with both wooden and brick-built sheds, alongside a converted garage that now houses a dedicated rear office and a front storage section with a roller shutter door. To the front, a spacious driveway provides ample off-road parking for multiple vehicles, making this a truly complete family residence.

# LOCATION

Perfectly situated for modern family life, the property is located in the sought-after village of Bynea, Commuters will appreciate the excellent transport links, with Bynea Railway Station just a short stroll away and easy access to the A484. The area is well-served by local primary schools and is within easy reach of the scenic Millennium Coastal Path. Local amenities include a nearby shops and pubs, with Trostre Rtail Parks a few minutes drive away.





#### Entrance Vestibule

Wood effect flooring, radiator, double doors to rear.

#### Cloakroom

Fitted with W/C, hand wash basin, tiled splash back, heated towel rail, wood effect flooring.

#### Hallway

Wood effect flooring, stairs to first floor, under stairs storage, radiator.

#### Reception One

13'8" x 11'5" approx.

Window to front and side, wood effect flooring, electric fire with wood surround, alcove storage, radiator.

#### Reception Two

13'11" x 11'6" approx.

Window to front, radiator.

#### Open Plan Living/Kitchen/Dining

12'8" x 30'9" 22'8" x 20'3" approx.

Kitchen fitted with wall and base units with worktop over, kitchen island, Belfast sink with mixer tap, integrated dishwasher, Rangemaster with extractor hood over, space for fridge/freezer. 'Wood effect flooring throughout, double doors to side and rear, velux window, window to rear, bi- folding doors to side.

#### Utility

7'0" x 11'6" approx.

Fitted with wall and base units with worktop over, sink and drainer with mixer tap,

#### Landing

Window to front, radiator, stairs to second floor.

#### Master Bedroom

15'8" x 14'11" approx.

Two windows to rear, radiator, sliding door to side onto balcony.

#### En-Suite

5'8" x 8'1" approx.

Fitted with W/C, hand wash basin vanity, double walk -in shower with glass shower screen, part tiled walls, tiled flooring, window to side.

#### Bedroom Two

11'5" x 13'10" approx.

Window to front and side, radiator, wood effect flooring.

#### Bedroom Three

9'8" x 9'8" approx.

Window to rear, radiator, wood effect flooring.

#### Bedroom Four

11'5" x 9'6" approx.

Window to front, radiator.

#### Bathroom

10'0" x 6'0" approx.

Fitted with W/C, hand wash basin, panelled bath, shower cubicle, tiled walls and flooring, radiator, window to rear.

#### Bedroom Five

20'4" x 13'11" approx.

Vaulted Ceilings, three velux windows, radiator, eaves storage.

#### Cloakroom

8'2" x 10'2" approx.

Fitted with W/C, hand wash basin, tiled walls and flooring, vaulted ceilings, velux windows..

#### External

Front: Driveway, side gated access.

Rear : Enclosed garden with decked, patio and lawn areas with mature trees, shrub's and pond. Glass house with safety glass Brick storage shed, wooden storage shed (not inspected)

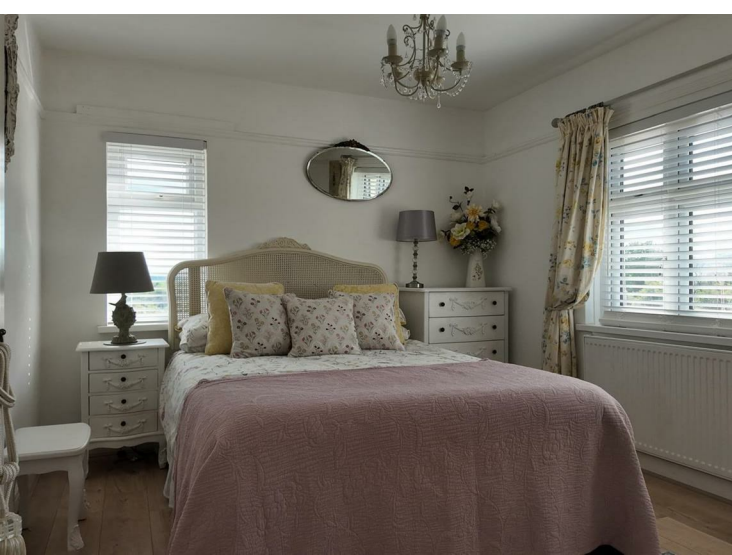
#### Detached Office

10'0" x 13'6" approx.

Used as office space - Window to rear; base units with worktop over, wood effect flooring. To the front - storage space 1.95 x 3.06, electric roller shutter.

- Detached Property
- Five Bedrooms
- Open Plan Living/Dining/Kitchen
- Spacious Plot
- Driveway For Multiple Vehicles
- Detached Office
- Mains, Gas, Electric, Water & Drainage
- EPC - C (Approx. 213m<sup>2</sup>/2,293sqft)
- Council Tax - D (Provided by local authority, subject to change)
- Freehold





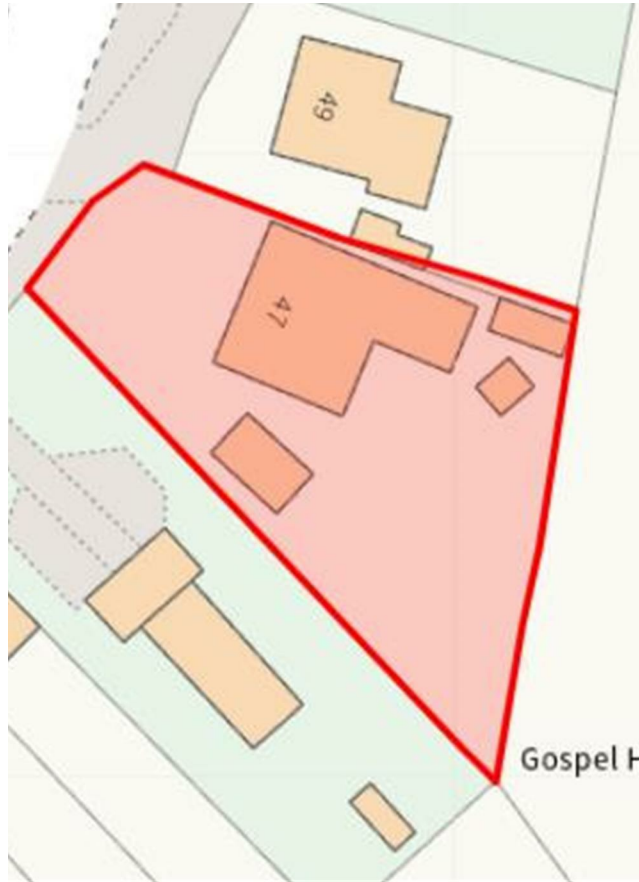


# Davies Craddock Estates

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## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



Total area: approx. 273.8 sq. metres (2947.4 sq. feet)

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Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we

We'd love to hear what you think!

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A REVIEW



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