

47 Station Road

Bynea, Llanelli, SA14 9PS

Offers Over £575,000

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Big on space and packed with possibilities, this FIVE BEDROOM DETACHED HOME, located in the village of Bynea, Llanelli, combines versatile reception rooms with an impressive open-plan living space that connects beautifully with the garden. The ground floor features two separate front-facing reception rooms, while to the rear, a superb kitchen flows into a substantial third living/dining space. With its vaulted ceiling and bi-fold doors opening directly onto the garden, this is a fantastic setting for daily living to larger family gatherings, parties and summer outdoor dinings. A separate utility room and ground floor WC add practicality. Upstairs, four bedrooms include an impressive principal suite with dressing area, en-suite shower room and private balcony, alongside a family bathroom. The fifth bedroom occupies the top floor, with its own vaulted ceiling and cloakroom, offering excellent flexibility for guests or older children.

Outside, the enclosed rear garden is a real asset, combining a substantial 50sqm timber deck, patio and generous lawn, with mature trees, established planting and a stocked ornamental pond. There's plenty of scope for outdoor entertaining, while a greenhouse, potting shed, brick-built storage with electricity and secure bicycle store provide useful additional facilities. The converted detached garage offers a dedicated home office, with separate front storage and an electric roller shutter. To the front, a large driveway provides ample off-road parking for multiple vehicles. Bynea railway station is just a short walk away, with local schools, shops and pubs nearby. Woodland walks are directly across the road, while the Millennium Coastal Path, estuary walks and local cycling routes are within easy reach. The A484 provides convenient road connections, with Llanelli, Swansea and the Gower coastline all within easy reach. Call to view now!

Hallway
10'9" x 9'3" (3.28 x 2.83)

Cloakroom
5'4" x 3'0" (1.63 x 0.92)

Inner Hall
13'7" x 10'10" widest (4.15 x 3.31 widest)

























Reception Room One
13'6" x 11'4" (4.14 x 3.47)

Reception Room Two
13'3" x 10'7" (4.04 x 3.23)

Kitchen
20'2" x 17'4" (6.15 x 5.30)

Open-Plan Living/Dining Room
30'5" x 23'0" widest (9.28 x 7.02 widest)

Utility Room
10'6" x 7'5" (3.22 x 2.27)

Landing
13'3" x 3'6" (4.04 x 1.08)

Bathroom
8'9" x 5'8" (2.69 x 1.74)

Bedroom One
15'2" x 14'7" (4.63 x 4.47)

En-Suite
6'9" x 5'9" (2.06 x 1.77)

Dressing Room
10'6" x 8'11" (3.22 x 2.74)

Bedroom Two
9'10" x 9'6" (3.01 x 2.90)

Bedroom Three
13'8" x 10'2" (4.19 x 3.10)

Bedroom Four
10'4" x 9'1" (3.15 x 2.79)

Bedroom Five
19'6" x 11'0" (5.96 x 3.37)

Cloakroom
9'10" x 6'7" widest (3.01 x 2.02 widest)

Detached Bespoke Office/Studio
13'6" x 10'0" (4.12 x 3.06)

Further Outbuildings and Garden

Location

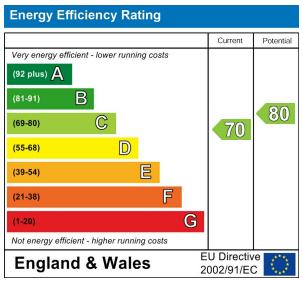
Floor Plan

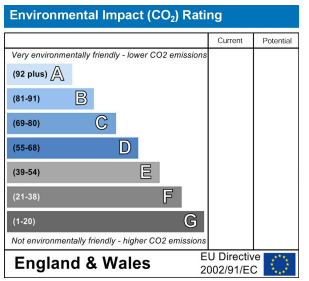


Area Map



Energy Efficiency Graph





Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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