



18 Llygad-Y-Ffynnon, Llanelli, SA15 5UL  
£389,995

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Davies Craddock Estates is pleased to present for sale this beautifully well-presented, detached property situated in a sought-after, quiet cul-de-sac in Llygd-Y-Ffynon, Five Roads. This exclusive location boasts minimal properties, ensuring peace and privacy.

You are greeted by a welcoming hallway that leads to the main living room followed by a dedicated Study/Home Office, a convenient Cloakroom, and a separate Utility Room.

The heart of the home is the impressive open-plan Kitchen/Dining and Living Area, which is flooded with natural light. It features a well-equipped kitchen with ample space for a dining table, and a comfortable area for relaxing. French doors provide seamless access to the rear garden.

Upstairs, the property offers four generous bedrooms. The Master Bedroom benefits from a walk in wardrobe and a private En-suite shower room, while the remaining bedrooms share the contemporary Family Bathroom.

Externally, the property benefits from a spacious driveway providing off-road parking and leading to a detached garage. The enclosed rear garden is designed for low maintenance and relaxation, featuring a small patio area perfect for outdoor dining and a raised lawn area.

This property is ideally located, offering quick and easy access to the local town and village amenities of Llanelli in one direction, and Pontyates and the county town of Carmarthen in the other. Excellent bus routes are also available nearby.

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

**Entrance Hallway**

Tiled flooring, stairs to first floor, understairs storage cupboard.

**Study**

**8'2" x 5'4" approx. (2.49 x 1.63 approx. )**

Window to front, radiator, carpet flooring.

**Cloakroom**

Fitted with W/C, hand wash basin vanity unit, wall mounted mirror, radiator, tiled flooring, window to side.

**Living Room**

**17'10" x 11'1" approx. (5.44 x 3.40 approx. )**

Windows to front, radiator, feature fire, carpet flooring.

**Kitchen/Dining/Living**

**26'8" x 20'9" approx. (8.13 x 6.35 approx. )**

Fitted with wall and base units with worktop over; sink and drainer with mixer tap, oven and gas hob with extractor hood over; integrated fridge/freezer; tiled splash backs; tiled flooring throughout; radiator; three windows to rear; French doors to side leading to garden.







## Utility

**8'2" x 5'4" approx. (2.49 x 1.63 approx. )**

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, space for washing machine and tumble dryer, wall mounted boiler (WORCESTER) tiled splash back, tiled flooring, door to side.

## Landing

Airing cupboard with radiator, loft access with pull down ladder and lighting, radiator, window to front.

## Bedroom One

**11'6" x 10'11" approx. (3.53 x 3.35 approx. )**

Two windows to front, radiator, door into;

## Walk In Wardrobe

## En-Suite

Fitted with W/C, hand wash basin vanity unit, shower cubicle, heated towel rack, wall mounted mirror, tiled walls and flooring, window to rear.

## Bedroom Two

**10'9" x 10'5" approx. (3.28 x 3.20 approx. )**

Window to rear, radiator, storage cupboard/wardrobe.

## Bedroom Three

**11'10" x 8'7" approx. (3.63 x 2.64 approx. )**

Window to front, double walk-in wardrobe.

## Bedroom Four

**10'0" x 8'7" approx. (3.05 x 2.64 approx.)**

Window to rear, radiator, double walk-in wardrobe.

## External

Driveway to side of property leading to detached garage. Enclosed rear garden with patio area and raised lawn. Side gated access.

## Garage

**18'5" x 12'4" approx. (5.63 x 3.78 approx. )**

Up and over doors window and door to side, electrics and lighting. ( Not inspected )



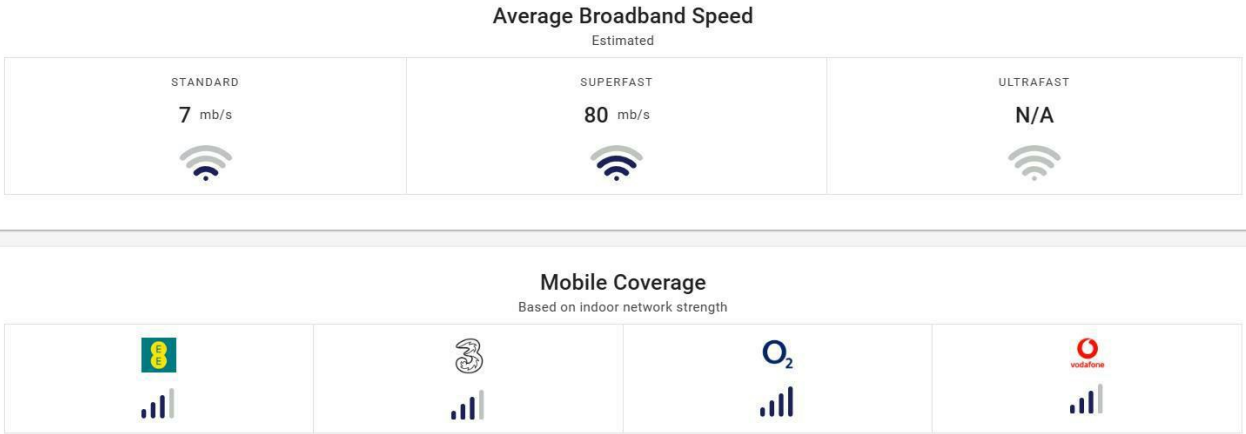


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Detached Home
- Four Bedrooms With Master En-Suite
- Driveway & Garage
- Open Plan Kitchen/Dining/Living
- Cul-De-Sac Location
- Mains Gas, Electric, Water & Drainage
- EPC - C (approx 136m2/1463ft2)
- Council Tax - F (Provided by local authority, subject to change)
- Freehold
- Well Presented Throughout

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 79                      | 86        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 along with any boundary plan, 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 in any instance.

Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

We'd love to hear what you think!

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A REVIEW



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