



54 Rhes Brickyard Row, Llanelli, SA15 2EN
£400,000

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Davies Craddock Estates are pleased to present this stunning four-bedroom detached property, perfectly positioned in the exclusive and highly desirable area of Brickyard Row, Machynys. Designed for modern family living, this home offers a blend of spacious interiors and great outdoor amenities.

The property welcomes you into an inviting hallway that flows through to the two reception rooms. A formal dining room provides an elegant space for entertaining, while the spacious living room is the perfect place to relax, with French doors creating a seamless connection to the beautiful garden beyond.

The heart of the home is the well-appointed kitchen, which is both bright and functional. It features French doors that open directly onto the garden. A downstairs cloakroom adds to the practicality of the ground floor.

Ascend to the first floor, you have four well-proportioned double bedrooms. The master bedroom includes a private en-suite. A unique feature of this home is the third bedroom's private balcony, which provides a serene spot to enjoy the far-reaching views. A contemporary family bathroom serves the remaining bedrooms.

Outside, the property truly shines. The enclosed rear garden has been thoughtfully landscaped to include a manicured lawn, a decked area for social gatherings, and a patio space. A standout feature is the hot tub with a stylish pergola, creating a perfect retreat for relaxation and enjoying the outdoors. Additionally, the property includes off road parking for up to four cars and garage, offering convenient storage for vehicles or outdoor equipment.

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

Entrance Hallway

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

Dining Room

11'3" x 11'3" approx. (3.43 x 3.43 approx.)

Window to front, radiator.

Living Room

11'3" x 21'5" approx. (3.43 x 6.55 approx.)

Window to front, French doors to rear, electric feature fire and surround, two radiators.





Cloakroom

3'5" x 5'10" approx. (1.05 x 1.78 approx.)

Fitted with W/C, hand wash basin, heated towel rack. Tiled flooring, part tiled walls, window to rear,

Kitchen

16'0" x 15'0" approx. (4.89 x 4.58 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, Rangemaster with extractor hood over, kitchen island, integrated dishwasher, space for washing machine and fridge/freezer. Wall mounted boiler (VAILLANT). Tiled splash backs, tiled flooring, spot lights, radiator, window to rear and side, French doors to rear.

Landing

Loft access (part boarded), radiator, airing cupboard with radiator.



Master Bedroom

13'8" x 10'11" approx.x (max) (4.18 x 3.34

approx. (max))

Window to front, radiator, door into;

En-Suite

6'4" x 4'3" approx. (1.94 x 1.30 approx.)

Fitted with W/C, hand wash basin, shower cubicle, heated towel rack, window to front, laminate flooring, part tiled walls.

Bedroom Two

13'7" x 11'3" approx. (max) (4.15 x 3.44

approx. (max))

Fitted wardrobes/shelving, window to front, radiator.



Bedroom Three

12'8" x 6'5" approx. (max) (3.88 x 1.97

approx. (max))

Radiator, French doors to rear leading to balcony.

Bedroom Four

7'3" x 9'6" approx. (max) (2.22 x 2.91 approx.

(max))

Window to rear, radiator.

Bathroom

6'2" x 7'4" approx. (max) (1.89 x 2.25 approx.

(max))

Fitted with W/C, hand wash basin, panelled bath with shower over, heated towel rack, window to rear, part tiled walls, laminate flooring,

External

To the front - driveway leading to garage.

To the rear - Enclosed garden with lawn, patio and decked areas, hot tub with pergola, side gated access. Two wooden sheds. Outside tap with sink.

Garage

10'6" x 20'9" approx. (3.22 x 6.35 approx.)

Up and over door, full electrics, loft access with ladder (boarded)



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



- Detached Property
- Sought After Location
- Four Bedrooms with Master En-Suite
- Enclosed Rear Garden
- Driveway & Garage
- Mains Gas, Electric, Water & Drainage
- Solar Panels With Storage Battery (owned)
- Council Tax - D (Sept 25) EPC - B
- Freehold
- Site Maintenance Fee - £173.77 pa

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84 92
(81-91) B		
(69-80) C		
(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

Average Broadband Speed		
Estimated		
STANDARD 20 mb/s 	SUPERFAST N/A 	ULTRAFAST 1800 mb/s
Mobile Coverage		
Based on indoor network strength		

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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