



Maes Ty Gwyn, £290,000

- Three-bedroom detached home
- Quiet no-through road location
- Spacious lounge
- Separate dining room
- Principal bedroom with en-suite
- Downstairs cloakroom
- Detached garage and driveway parking
- Enclosed, low-maintenance rear garden
- EPC Rating: C



 3  3  2



About the property

Situated on a quiet no-through road within a sought-after modern residential development, this well-presented three-bedroom detached home offers spacious and versatile accommodation, ideal for families and professionals alike.

Beautifully maintained and neutrally decorated throughout, the property features a welcoming lounge, a separate dining room opening into a bright and airy kitchen, and the added convenience of a downstairs cloakroom. To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, together with a modern family bathroom.

Externally, the property benefits from a fully enclosed, low-maintenance rear garden, providing an ideal space for outdoor entertaining and family enjoyment. A detached garage positioned to the side of the property, together with driveway parking for two vehicles, offers excellent practicality.

Located in the popular village of Llangennech, the property enjoys easy access to Junction 48 of the M4, making it an excellent choice for commuters. The village is renowned for its strong community spirit and offers a range of local amenities including a Cooperative store, established restaurants, and a thriving community centre. Families are well catered for with the highly regarded Welsh-medium primary school, Ysgol Gymraeg Llangennech, and a choice of secondary schools nearby.



Accommodation

Ground Floor

Entrance Hall

W.C

Lounge

14' 8" Max x 11' 3" Max (4.47m Max x 3.43m Max)

Dining Room

9' 5" x 7' 10" (2.87m x 2.39m)

Kitchen

13' 4" Max x 11' 1" Max (4.06m Max x 3.38m Max)

First Floor

Landing

Bedroom One

12' 11" Max x 8' 7" Max (3.94m Max x 2.62m Max)

Ensuite

7' 7" Max x 5' 5" Max (2.31m Max x 1.65m Max)

Bedroom Two

10' 8" Max x 8' 2" Max (3.25m Max x 2.49m Max)

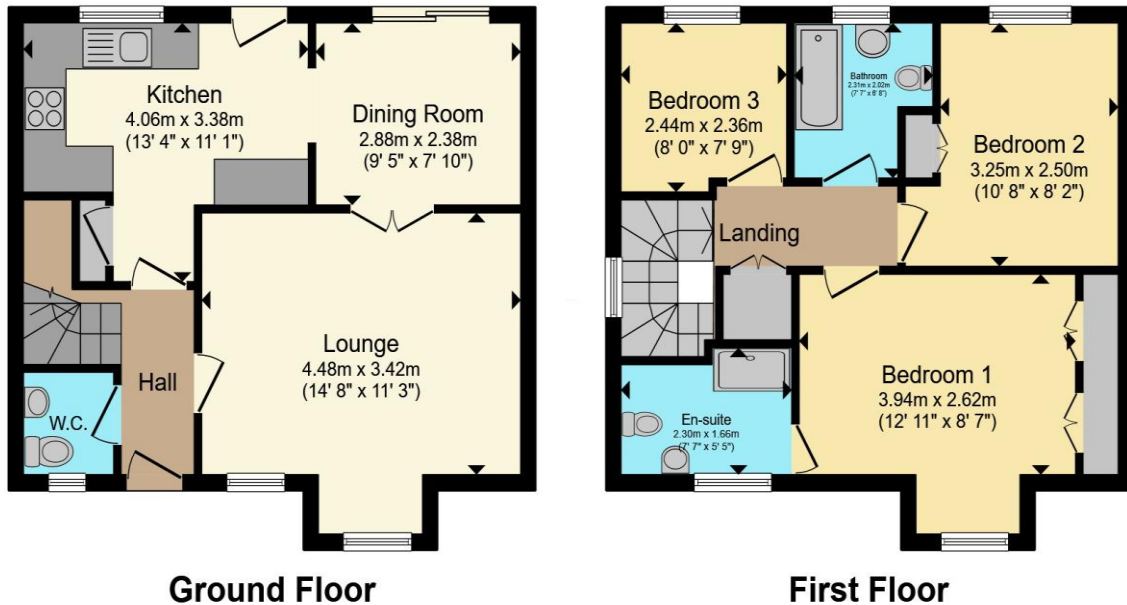
Bedroom Three

8' Max x 7' 9" Max (2.44m Max x 2.36m Max)

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Floorplan



Total floor area 84.6 m² (911 sq.ft.) approx

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