



 5  3  2
Cwrt Ty Gwyn, Llangennech Llanelli
£850,000

 **peter
alan**

01792 894422
gorseinon@peteralan.co.uk



About the property

Set within an exclusive electric gated development of just five executive homes, this immaculately presented five double bedroom detached property offers spacious, high-quality accommodation arranged over three floors.

The ground floor comprises a welcoming entrance hall, three versatile reception rooms including a generous lounge with feature fireplace and integrated Bose sound system, a formal dining room with French doors, and a separate sitting room. The high-spec Sigma 3 kitchen is fitted with granite worktops, range cooker and integrated appliances, complemented by underfloor heating and a separate utility room.

To the first floor are four well-proportioned double bedrooms, including one with en-suite facilities, along with a stylish family bathroom. The entire second floor is dedicated to an impressive master bedroom suite, featuring a vaulted ceiling, dressing room and luxury en-suite shower room.

Externally, the property benefits from surrounding landscaped gardens, a paved rear terrace ideal for outdoor entertaining, a detached double garage with electric doors, and a private driveway providing ample off-road parking.

Early viewing is highly recommended for this realistically priced executive home.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Accommodation

Ground Floor

Entrance Hall

A welcoming and spacious entrance hall providing access to the principal ground floor rooms, offering a bright first impression with ample space for storage and circulation.

Sitting Room

13' 10" x 10' 11" (4.22m x 3.33m)
A cosy secondary reception room, perfect for use as a family snug, TV room, or home office, offering flexibility for modern living.

Lounge

28' 3" Max x 13' 11" Max (8.61m Max x 4.24m Max)
An impressive and generously proportioned main reception room. This bright and airy space is ideal for both relaxing and entertaining, with plenty of room for multiple seating arrangements.

Dining Room

15' 8" Max x 12' 3" Max (4.78m Max x 3.73m Max)
A well-sized formal dining room, ideally suited for family meals and entertaining guests, with ample space for a large dining table and additional furniture.

Kitchen

16' 10" x 13' 9" (5.13m x 4.19m)
A spacious and functional kitchen, providing plenty of worktop and storage space. Well-suited to family living, with potential for casual dining or further enhancement.





Utitty Room

11' 10" x 6' 5" (3.61m x 1.96m)
A practical and well-positioned utility room providing additional space for laundry and storage, helping to keep the main kitchen organised and clutter-free.

Cloak Room

First Floor

Landing

A central landing giving access to multiple bedrooms, contributing to the home's practical and well-balanced layout.

Bedroom Two

16' 9" Max x 13' 11" Max (5.11m Max x 4.24m Max)
A generous double bedroom, offering ample space for bedroom furniture and ideal for guests or family members.



Ensuite

11' Max x 7' 1" Max (3.35m Max x 2.16m Max)
Bedroom Two benefits from its own private en-suite, fitted with essential sanitary ware, offering added convenience and privacy—ideal for guests or older children.

Bedroom Three

14' 4" x 11' 1" (4.37m x 3.38m)
A well-proportioned double bedroom, providing comfortable accommodation with a versatile layout.

Bedroom Four

A further good-sized bedroom, suitable as a child's room, guest room, or study.

Bedroom Five

11' 1" Max x 11' 1" Max (3.38m Max x 3.38m Max)
A flexible room that could function as a bedroom, home office, or hobby space, depending on requirements.



Second Floor

Main Bedroom/ Ensuite

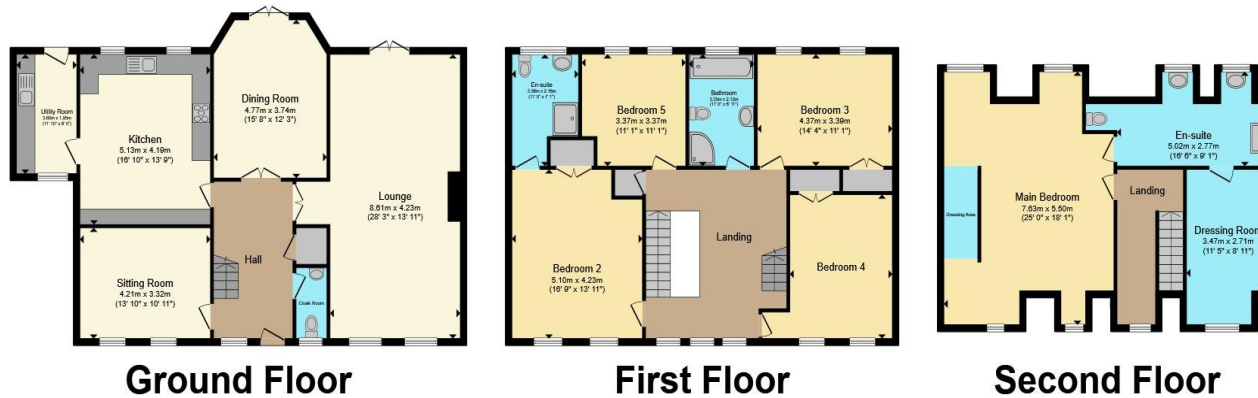
25' Max x 18' 1" Max (7.62m Max x 5.51m Max)
An outstanding principal bedroom offering a luxurious feel with ample space for furnishings. Benefiting further from a dressing room providing excellent storage, along with a private en-suite bathroom for added convenience.





01792 894422

gorseinon@peteralan.co.uk



Total floor area 292.7 m² (3,151 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. 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. This computer generated 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 have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

