

**Ty Gan Dderwen Mwrwg Road, Llanelli, SA14 8YR**  
**Offers Over £700,000**

Impressive stone-fronted DETACHED 7 BEDROOM RESIDENCE which delivers substantial, beautifully finished accommodation over three floors. The ground floor is centred around a welcoming entrance hallway, finished with immaculate oak joinery and a striking oak & glass balustrade that immediately sets the tone. Three versatile reception rooms provide exceptional flexibility for family living, home working or entertaining, while a contemporary WC and separate utility room add practicality. To the rear, the home opens into a superb open-plan kitchen and dining space, complete with a central island and seamless flow into the sunroom. Patio doors connect directly to the rear terrace, enhancing the indoor-outdoor feel. The first floor hosts five double bedrooms, two with new en-suite facilities, alongside a stunning new bathroom installation. The second floor continues the sense of space, offering two further double bedrooms, an additional shower room and useful storage.

Externally, the property enjoys excellent kerb appeal with its double-fronted stone facade and ample off-road parking for several vehicles & an integral garage. Completed in 2019 to a high specification, the home also stands out for its exceptional energy efficiency, achieving an impressive A-RATED EPC. Features include an air source heat pump, underfloor heating to the ground floor, solar PV and solar thermal panels, three Tesla Powerwalls and two Zappi electric vehicle chargers (7 & 22kw), resulting in remarkably low running costs. Located in the popular village of Llangennech, the property combines a peaceful setting with excellent access to Llanelli, Swansea, local retail parks and Junction 48 of the M4, making it ideal for families and commuters alike. Call to view now!

### **Hallway**

14'11" x 8'11" (4.56 x 2.72)

Central hallway featuring warm oak tones, glass balustrade, tiled flooring & underfloor heating and doors to two reception rooms and the kitchen/dining space.

### **Reception Room One**

19'4" x 14'6" (5.91 x 4.42)

One of three separate reception rooms featuring tiled flooring & underfloor heating and double glazed windows to the front aspect.

### **Reception Room Two**

16'6" x 9'0" (5.04 x 2.75)

Second reception room comprising tiled flooring, underfloor heating and double glazed windows to the front aspect.

### **Kitchen**

18'4" x 16'5" (5.61 x 5.01)

A stylish, light-filled kitchen fitted with cream gloss units and warm oak worktops, featuring an integrated dishwasher, fridge and freezer, a Neff hob & double oven and a sink positioned to overlook the rear garden. A central island with triple pendant lighting creates a natural social hub, ideal for food prep, casual dining and entertaining. Finished with tiled flooring, the kitchen opens seamlessly into a generous sun room, providing space for a full-size dining table and offering an effortless, sociable layout perfectly suited to modern family life and hosting.

### **Reception Room Three**

16'6" x 14'6" (5.05 x 4.44)

Third substantial reception room with tiled flooring, underfloor heating and patio doors to the rear terrace.

### **Sun Room**

13'8" x 9'6" (4.17 x 2.90)

Comprising triple aspect windows to the garden, tiled flooring & underfloor heating, large enough for a full size dining table.

### **Utility Room**

14'5" x 8'4" (4.40 x 2.55)

The utility room mirrors the kitchen's stylish cream gloss units and oak worktops, maintaining a cohesive and polished look throughout the home. Practical and well equipped, it provides direct access to the rear garden, garage and an adjoining bathroom, making everyday

chores effortless. Designed for laundry and household tasks, it offers a functional yet attractive space that keeps the home organised and looking pristine.

### **Bathroom One**

7'6" x 3'11" (2.31 x 1.20)

One of several stunning bathroom installations, with on-trend marble effect tiling, enclosed shower, sink/storage unit, led mirror and WC.

### **Landing**

17'3" x 19'11" widest (5.27 x 6.09 widest)

Expansive landing space with oak woodwork, glass balustrade and double glazed windows to the front aspect.

### **Bathroom Two**

9'2" x 9'6" (2.81 x 2.90)

Second striking hotel-inspired bathroom in marble effect tiling, featuring a double shower, floor standing tub, sink/storage unit and led mirror.

### **Bedroom One**

15'8" x 14'5" (4.78 x 4.41)

One of seven double bedrooms in total. Featuring fitted carpet, double glazed windows to the front aspect, radiator, walk-in closet (2.05x1.50) and en-suite bathroom.

### **En-Suite One**

7'4" x 4'10" (2.26 x 1.49)

Modern bathroom installation with shower, sink/storage unit & led mirror and WC.

### **Bedroom Two**

16'7" x 14'6" (5.07 x 4.44)

Second spacious double bedroom with fitted carpet, radiator, double glazed windows to the rear and fitted wardrobes. Door to the en-suite bathroom.

### **En-Suite Two**

7'4" x 3'10" (2.24 x 1.18)

Second fully tiled en-suite with radiator, shower, sink and WC.

### **Bedroom Three**

10'7" x 10'0" (3.25 x 3.06)

Double bedroom featuring fitted wardrobes, carpet, radiator and double glazed windows to the front aspect.

### **Bedroom Four**

15'3" x 10'1" (4.67 x 3.09)

Fourth double bedroom with built-in wardrobe, carpet, radiator and double glazed windows to the rear aspect.

### **Bedroom Five**

22'3" x 18'0" (6.79 x 5.51)

A bright and versatile room with huge dimensions, featuring laminate flooring, recessed spotlights, Velux and double glazed windows and a built-in ceiling-mounted projector & sound system. Perfectly adaptable, it can serve as a spacious bedroom, home office, cinema, playroom, or hobby space, catering to a variety of family needs. Its generous size and modern fittings make it a flexible and functional addition to the home.

### **Upper Landing**

9'8" x 6'9" widest (2.97 x 2.06 widest)

With a continuation of the beautifully crafted oak & brass balustrade, leading to bathroom three and bedrooms six & seven.

### **Bathroom Three**

7'1" x 4'11" (2.17 x 1.50)

Third fully tiled bathroom, featuring a Velux window, radiator, corner shower, sink and WC.

### **Bedroom Six**

15'0" x 14'3" (4.59 x 4.36)

With vaulted ceiling, Velux window, radiator and fitted carpet.

### **Bedroom Seven**

15'1" x 10'11" (4.61 x 3.35)

Seventh double bedroom comprising laminate flooring, double glazed windows, radiator and door to the loft storage area.

### **External and Location**

With gorgeous kerb appeal framed by mature trees and a striking stone-fronted façade, this semi-rural home makes a memorable first impression. It offers a large driveway and a double wall insulated integral garage. And not one, but two EV chargers (a 7kw and a 22kw), a well-kept front lawn, and wrap-around gardens that provide space, privacy, and a touch of tranquility. To the rear, a generous patio accessed via dual doors from the sunroom and third reception room creates an ideal spot for outdoor entertaining or relaxing with the family, perfectly

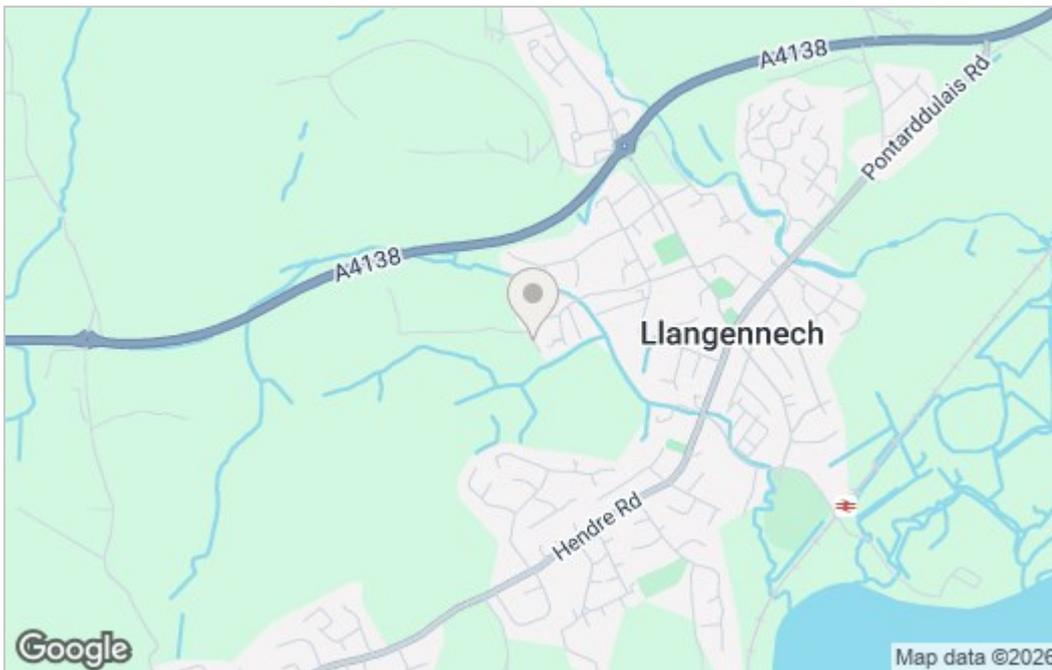
balancing the spacious, stylish interior with versatile and inviting outdoor living areas.

Featuring a leafy, semi-rural setting with Located in the popular village of Llangennech, this home enjoys a peaceful, village setting while offering excellent connectivity to nearby Llanelli, Swansea, and local retail parks. With easy access to Junction 48 of the M4, commuting to surrounding towns and cities is straightforward, making it perfectly suited to professionals and families alike. The village itself offers a friendly community atmosphere, local amenities, schools, and recreational opportunities, combining the benefits of rural tranquility with everyday convenience.

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>97</b>	<b>97</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**Unit 4, 270 Cockett Road, Swansea, SA2 0FN**  
**T: 01792 465822 E: info@smithslettings.com**

