



14 Ffordd Y Meillion, Llanelli, SA15 2EX

£389,000

 4  4  2  B



Davies Craddock Estates are pleased to present for sale this exceptional four-bedroom detached property, ideally situated on the highly sought-after coastal development of Ffordd Y Meillion, Llanelli, boasting frontline, picturesque views overlooking the prestigious Machynys Golf Course.

This beautifully presented family home offers a thoughtful and versatile layout, opening into a bright and inviting front reception room that perfectly captures the scenic outlook. To the rear, the property unfolds into a spectacular open-plan kitchen and living area, providing a superb social hub for modern family life and entertaining, further complemented by a practical separate utility room and a convenient downstairs cloakroom. Upstairs, the home continues to impress with four bedrooms—two of which feature private ensuite shower rooms—alongside a contemporary family bathroom, with the fourth bedroom perfectly proportioned for its current use as a dedicated home study.

Externally, the property benefits from a private driveway and a neat, paved front garden, while the fully enclosed rear oasis has been meticulously designed for low-maintenance enjoyment, featuring artificial turf, sleek paving, and a raised decked area surrounded by mature trees and shrubs that offer an excellent degree of privacy.

The property enjoys an enviable location just moments from the scenic Millennium Coastal Path, offering miles of traffic-free walking and cycling trails with breathtaking views across the Bury Estuary to the Gower Peninsula. Residents have first-class leisure right on their doorstep, with the Machynys Clubhouse featuring a premium health club, spa, and the popular Fredricks Brasserie just a short stroll away. Everyday convenience is equally well-catered for, with excellent transport links, highly regarded local schooling, and the extensive shopping facilities of Parc Trostre Retail Park all reachable within a few minutes by car.





Entrance Hallway

Stairs to first floor, wood effect flooring, radiator.

Reception One

Window to front, wood effect flooring, under stairs storage cupboard, radiator.

Open Living/Kitchen

Window to front and side, patio doors to rear, wood effect flooring, feature fireplace with electric fire, radiator. Fitted with wall and base units with worktop over, sink with mixer tap, mid level oven and microwave, gas hob with extractor hood over, space for fridge freezer, kitchen island with storage and seating.

Utility Room

Fitted with wall and base units with worktop over, space for washing machine, wall mounted boiler (Ideal), wood effect flooring, radiator, external door to rear, door into:

Cloakroom

Fitted with W/C, hand wash basin, respatex walls, radiator, window to side, wood effect flooring.

First Floor Landing

Window to side, loft access, airing cupboard.

Master Bedroom

Window to rear, radiator, door into:

Ensuite

Fitted with W/C, hand wash basin, shower cubicle, window to rear, wood effect tiled flooring, partly tiled walls.

Bedroom Two

Window to front, radiator, door into:

Ensuite

Fitted with W/C, hand wash basin, shower cubicle, wood effect tiled flooring, respatex walls,

Bedroom Three

Window to front, radiator.

Bedroom Four/Study

Window to front, radiator.

Bathroom

Fitted with W/C, hand wash basin, free standing bath, wood effect tiled flooring, partly tiled walls.

Externally

Enclosed rear garden with patio and decking area, artificial grass, mature trees and shrubs, wooden storage shed. Driveway to side of property and front paved garden.



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| 84 | 93 |
| Vary energy efficient - lower running costs (92 plus) A (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 | |

These particulars are believed to be accurate and are based on information provided by the vendor(s) and other sources in good faith. They are intended as a general guide only and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided.

Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

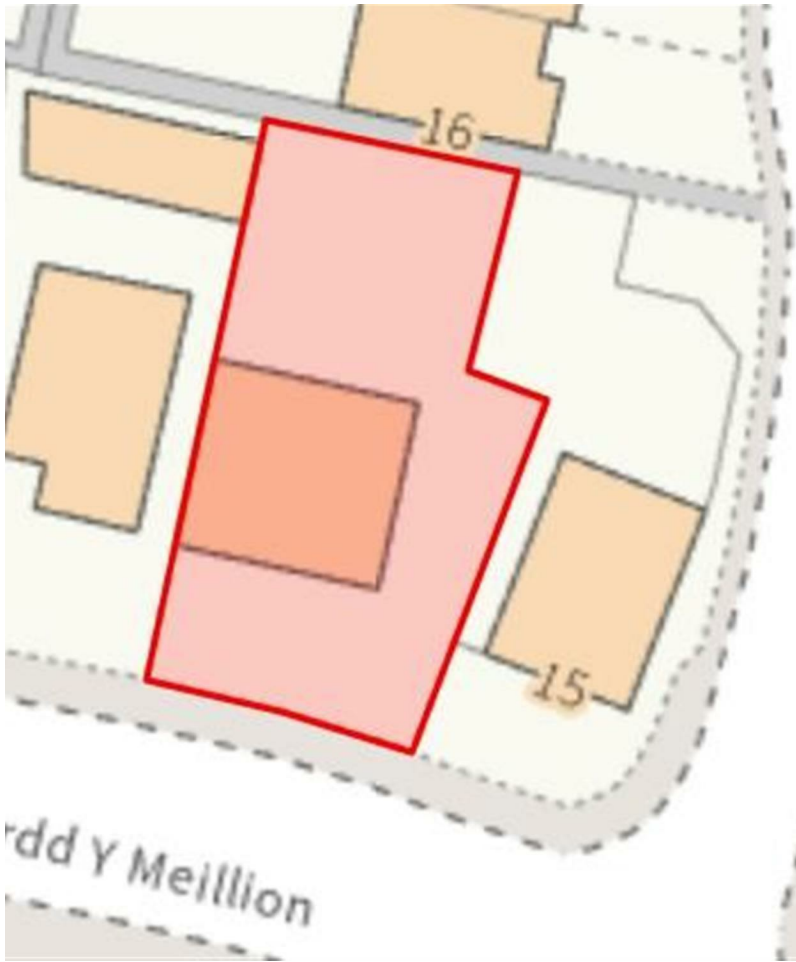
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing.

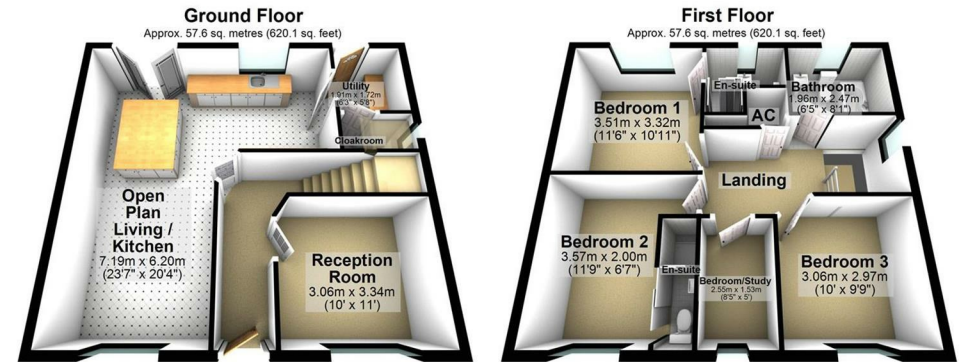
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

Photographs, images and digital media used within these particulars may have been enhanced, edited, digitally altered or virtually staged for marketing purposes, including but not limited to adjustments to lighting, colour, sky replacement, image quality, decluttering or presentation. Such images are intended to provide a general indication of the property only and should not be relied upon as an exact representation of the current condition, layout, boundaries, fixtures, fittings or surroundings of the property. Purchasers should satisfy themselves by inspection or otherwise as to all aspects of the property.



- Detached Property
- Four Bedrooms
- Two Ensuites
- Driveway
- Enclosed Rear Garden
- Council Tax Band - F

- (Information provided by Local Authority subject to change)
- EPC - B - Approx 113m2
- Mains Gas, Electric, Water & Drainage
- Freehold
- Remus Management - £175pa



Total area: approx. 115.2 sq. metres (1240.2 sq. feet)

| Average Broadband Speed | | | |
|--|----------------------|------------------------|----|
| Estimated | | | |
| STANDARD 7 mb/s | SUPERFAST 41 mb/s | ULTRAFAST 1800 mb/s | |
| Mobile Coverage Based on 4G/4+ network strength | | | |
| 8 | 3 | 02 | 03 |

We'd love to hear what you think!

LEAVE US
A REVIEW



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Reviews ★★★★★