

# John. Francis

www.johnfrancis.co.uk



**NEW  
INSTRUCTION**



**63 Maes Ty Gwyn,  
Llangennech, Llanelli SA14 8XP**

**Offers in the region of £237,995**

**Spacious Four Bedroom Detached House**

**In Cul-De-Sac Location**

**Double Garage & Off Road Parking**

**Close To Motorway**

**EER: TBC**

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**MD/KH/58498/310717**

## **DESCRIPTION**

Located in a cul-de-sac of four houses this well-established residential development offers for sale a four bedroom detached house. Built in 1998, this home is one of only a handful of larger style properties built on the site. Offering off-road parking and a double garage to the front with an enclosed rear garden this property is in our opinion an ideal family home. The open plan kitchen/diner also includes a utility area with double sliding doors out to the rear garden laid to lawn. This immaculately presented home offers a family bathroom, upstairs en-suite and ground floor WC. Viewing is highly recommended to see all that this home has to offer. Llangennech is an ideal commuter village due to its proximity to J48 of the M4. The village itself boasts well-reputed pubs and restaurants, an active community centre and local shops. Energy Rating: TBC

## **HALLWAY**

Two double glazed windows to front, under floor heating, tiled floor, radiator, coved ceiling.

## **CLOAKROOM**

WC, Wash hand basin, frosted double glazed window to front, tiled floor, radiator, part tiled

walls.

## **LOUNGE**

21'01 x 11'7 (6.43m x 3.53m)

Double glazed window to front, double sliding doors to rear, feature fireplace with hearth, carpet, textured and coved ceiling.

## **KITCHEN/DINER**

20'10 x 8' (kitchen) 11'8 x 11'3 (diner) (6.35m x

Kitchen: fitted with an extensive range of wall and base units with spotlights under and worktop over, built-in freezer, dishwasher, fridge and wine chiller, space for tumble dryer, space and plumbing for washing machine, wine racks, stainless steel sink, oven with 4 ring gas hob, with splash-back and extractor hood. Double glazed door to side, double glazed window to rear, underfloor heating, tiled floor, radiator, coved ceiling.

Opening to- Diner: double glazed sliding doors to rear, underfloor heating, tiled floor, coved ceiling.

## **FIRST FLOOR**

### **LANDING**

Airing cupboard housing boiler with shelving, carpet, textured and coved ceiling, access to loft, doors to;

## **MASTER BEDROOM**

9'10/5'6 x 15'3/9'0 (3.00m x 4.65m)

Built-in wardrobes, double glazed windows

to side and rear, carpet, radiator, textured and coved ceiling, door to;

## **EN-SUITE**

WC, vanity wash hand basin, shower in glazed unit, heated towel rail. Frosted double glazed window to front, underfloor heating, tiled floor, tiled walls, textured and coved ceiling, extractor fan.

## **FAMILY BATHROOM**

9'8 x 5'9 (2.95m x 1.75m)

WC, pedestal wash hand basin and bath with mixer taps, heated towel rail. Frosted double glazed window to front, vinyl flooring, part tiled walls, textured ceiling, extractor fan.

## **BEDROOM TWO**

11'4 x 8'5 x 12'6 (3.45m x 2.57m x 3.81m)

Double glazed window to rear, wood floor, radiator, textured and coved ceiling.

## **BEDROOM THREE**

13'4 x 6'5 (4.06m x 1.96m)

Built in wardrobes, double glazed window to front, carpet, radiator, textured and coved ceiling.

## **BEDROOM FOUR**

9' x 8'1 (2.74m x 2.46m)

Double glazed window to rear, carpet, radiator, textured and coved ceiling.

## **EXTERNALLY**

To the front is parking for approximately two

vehicles with a **DOUBLE GARAGE**. To the rear, the enclosed garden is mainly laid to lawn with some mature shrubs and floral borders, patio area with separate decking. Access via side gate.

## SERVICES

We are advised that main services are connected to the property.

## VIEWING

By appointment with the selling Agents on 01554 773051 or e-mail [llanelli@johnfrancis.co.uk](mailto:llanelli@johnfrancis.co.uk)

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From our Llanelli Murray Street office SA15 1AQ proceed towards Asda, keeping Asda to your left. Proceed through the four mini roundabouts. At the next larger roundabout, take the third exit signposted Swansea. At the Farmfoods roundabout, take the third exit heading towards Trostre. Take the first left off the roundabout, signposted M4, through the large traffic lights at Halfway and head towards the M4 motorway. Go straight over the next two roundabouts. At the next roundabout take the third exit. Follow the road past the community centre. At the junction, turn left on to Pontardulais Road. Turn left into Maes Ty Gwyn. Continue to the estate keeping right. Fork left and the property will be found in the cul-de-sac on your right hand side.

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**John.  
Francis**