



## 1 Cwrt Ty Gwyn, Llangennech, Llanelli, SA14 8YJ

Nestled in the highly desirable Village of Llangennech, you will find this superb, detached family home. Sitting within a prestigious, gated development and built to exceptionally high specifications, No 1 benefits from the biggest plot within this exclusive community and further benefits from spacious living accommodation which is very, well presented, well proportioned and set over three floors. Throughout the property there is attention to detail and quality, from the bespoke "Heaven and Stubbs" fitted kitchen and family dining area, the formal lounge which doubles as a cinema room, the formal dining room perfect for entertaining through to the family lounge then onto the first floor with its impressive gallery landing which offers up four double bedrooms, one of the bedrooms again has bespoke "Heaven and Stubbs" fitted oak study so can be used as office or bedroom, then onto the top floor where the principle bedroom suite has an amazing, fully fitted ensuite with dressing room facilities beyond. The gardens surrounding are private and very well maintained.

**£680,000**

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#### ENTRANCE HALL

On entering the property you will be greeted with a light and spacious reception hall with porcelain tiled floor throughout with the added benefit of under floor heating and access to principal reception rooms. The cloaks cupboard houses the multimedia controls which operate the built in multi media systems through the property and provides additional storage.

#### CLOAKROOM

Fitted with a contemporary suite comprising of a wash basin and wc, obscure double glazed window to the front.

#### FORMAL LOUNGE/CINEMA ROOM 8.59 x 4.24 (28'2" x 13'11")

A beautifully presented dual aspect lounge perfect for family gathering and entertaining. Centred around a feature fireplace with marble surround and containing a gas log burning effect stove. A central ceiling panel features recessed lighting and creates a feeling of comfort, a perfect place to take advantage of the drop down cinema system (available by separate negotiation), further complimented by the integral Bose sound system (again available by separate negotiation). Twin matching windows to the front and French doors opening onto the rear garden

#### FORMAL DINING ROOM 3.71 x 4.62 (12'2" x 15'2")

Currently arranged as a formal dining room with glazed round bay and French doors opening to the rear garden, ceiling rose and coving, porcelain tiles throughout, under floor heating, and integral sound system speakers.

#### FAMILY LOUNGE 4.22m x 3.30m (13'10" x 10'10")

A great size second reception area to the front of the property with matching twin windows overlooking the front driveway and garden. Featuring integral sound system speakers, moulded and coved ceiling.

#### KITCHEN/BREAKFAST ROOM

Bespoke fitted 'Heaven & Stubbs' luxury kitchen, care and attention paid to layout offering matching wall and floor units with contrasting granite worktops and matching central island. Porcelain tiled floor with under floor heating. Integral sink unit with mixer tap and filtered drinking water tap, gas cooking range set into an alcove, integral dishwasher, space and plumbing for an American style fridge/freezer, recessed ceiling lighting, opening to:

#### SUN ROOM/FAMILY DINING ROOM 3.51m max x 2.72m (11'6" max x 8'11")

The present owners had the foresight to commission this wonderful addition and the only property on the development to benefit from this room which does help create a further family area leading from the kitchen. With surrounding windows and French doors opening to the rear garden. Porcelain tiled floor with under floor heating. This versatile reception area is a perfect place for family gathering and entertaining and with direct access to the rear garden is perfect from summer BBQ's and alfresco dining.

#### UTILITY ROOM

Continuation of the matching "Heaven & Stubbs" wall and floor cupboards, granite work surfaces and tiled splashback, inset sink unit, plumbing for washing machine, wall mounted gas condensing boiler, window to the front and door into the rear garden and loft access. Porcelain tiled floor with under floor heating.

#### FIRST FLOOR GALLERY LANDING

From the entrance hall, stairs lead up to an impressive and spacious galleried landing with three matching picture windows to the front. Access to four double bedrooms, family bathroom, airing cupboard and a second staircase to the principal suite. The built in sound system continues throughout the first floor.

#### BEDROOM 1/STUDY 3.51 x 3.35 (11'6" x 11'0")

Currently utilised as a study and fitted with a bespoke range of "Heaven & Stubbs" hardwood units.

#### FAMILY BATHROOM 3.40 x 2.2 (11'2" x 7'3")

A contemporary suite with floor to ceiling tiling and underfloor heating comprising of a step in shower, whirlpool bath with waterfall tap, low level w.c and wash basin. Obscure glazed window to rear. Bathroom also benefits from CAT5 cabling and speakers to ceiling.

#### BEDROOM 2 4.42 x 4.24 (14'6" x 13'11")

Two windows facing the rear of the property giving views over the garden, Double built in wardrobe.

#### BEDROOM 3 4.37 x 3.35 (14'4" x 11'0")

Two windows to the front overlooking the entrance to the gated community. Double built in wardrobe.

#### BEDROOM 4 5.13x 4.24 (16'10" x 13'11")

Two windows to the front overlooking the drive, built in double wardrobe, door into:

#### EN-SUITE SHOWER ROOM 3.35 X 1.9 (11'0" X 6'3")

Again another contemporary suite fitted with a low level w.c, wash hand basin, step in double shower. Floor to ceiling tiled walls, obscure glass widow to rear, porcelain tiled floor with under floor heating. CAT5 cabling & speakers to ceiling.

#### SECOND FLOOR

A staircase leads from the galleried landing up to a landing with a window to the front and access to:

#### PRINCIPAL BEDROOM SUITE 7.53 x 5.61 (24'8" x 18'5")

A self contained suite with a vaulted ceiling, dual aspect with twin windows to front and rear elevation. A walk in dressing area to the rear providing ample storage. Built-in mini drinks refrigerator.

#### EN-SUITE BATHROOM 3.7 max x 2 max (12'2" max x 6'7" max)

A light and spacious well appointed bathroom with floor to ceiling tiling and underfloor heating. Featuring a stunning central whirlpool bath with marble surround and waterfall tap. Walk through shower, twin circular wash basins either side of a built-in central display with open floating illuminated glass shelving, vellum windows above and wc.

#### DRESSING ROOM

Accessed from the en-suite bathroom with window facing to the front.

#### EXTERNAL

On approaching the property you will see neat, well manicured lawns flanking an ample driveway which could accommodate approximately 7/8 family vehicles. The driveway leads to a double, pitch roof garage. The rear garden wraps around the rear of the property again with neat, well presented lawns, a patio area stretches along the rear which can be access from the french doors from the formal lounge, formal dining room, family dining area and the utility room. The summer house contains a 'Marquis' Spa hot tub. There are also a variety of mature trees within the garden some of which are subject to TPO's.

#### TENURE:

#### COUNCIL TAX:

#### EPC RATING:

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01554 784 400



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.