

302.70 m²

GIRAFFE360

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Celebrating
30 Years
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An excellent opportunity has arisen to purchase this spacious family home with spectacular panoramic views over the Loughor Estuary and beyond. Located on a private road, 'Caerfainc' is a four-double-bedroomed bungalow sitting on a generous plot (0.67 acres). The rooms are large and bright, with high ceilings. Built by the current vendors, who have enjoyed many years of making this a special home, the property is centrally heated and double-glazed throughout (including the conservatory). Chain-free and ready to view, 'Caerfainc' truly is a property which must be seen to appreciate the size, presentation and stunning location. Call us today on 01554 759655. EPC RATING D.

The accommodation comprises: Entrance porch, entrance hall, dining room, lounge, kitchen/diner, utility room, walk-in airing cupboard, study, spacious L-shaped conservatory with solid roof, family bathroom, four double bedrooms (master with en suite shower room), extensive built-in storage. Well over 3000 ft2 total living area. Externally: a spacious plot with landscaped gardens, double garage with workshop, several outhouses and two garden sheds.

Llangennech is a village situated to the east of Llanelli within 10 min of the M4 motorway. Amenities include a small supermarket, doctors' surgery, primary and junior schools, community centre, cricket and rugby clubs and several pubs. It is served by local bus services and Llangennech railway station on the Heart of Wales Line with trains to Swansea to the south and Shrewsbury to the north.

ENTRANCE PORCH

10'0" x 4'8" (3.07 x 1.43)

BEDROOM 4

10'5" (max) x 11'5" (max) (3.20 (max) x 3.48 (max))

CONSERVATORY

42'10" (max) x 33'4" (max) (13.08 (max) x 10.17 (max))

ENTRANCE HALL

STORAGE CUPBOARD

4'9" x 5'0" (1.47 x 1.54)

BOILER ROOM

4'9" x 3'0" (1.46 x 0.93)

STORAGE ROOM

6'0" x 2'7" (1.83 x 0.81)

BEDROOM 1

10'4" (max) x 16'9" (max) (3.16 (max) x 5.11 (max))

OUTHOUSE

4'9" x 4'7" (1.47 x 1.42)

DINING ROOM

10'5" x 23'1" (3.20 x 7.05)

EN-SUITE SHOWER ROOM

6'1" (max) x 7'0" (max) (1.86 (max) x 2.15 (max))

GARAGE

18'1" (max) x 17'4" (max) (5.52 (max) x 5.29 (max))

LOUNGE

17'3" x 23'0" (5.28 x 7.02)

BEDROOM 2

13'10" (max) x 11'6" (max) (4.24 (max) x 3.51 (max))

WC

2'9" x 6'1" (0.84 x 1.86)

KITCHEN/DINER

12'9" (max) x 14'10" (max) (3.91 (max) x 4.53 (max))

BEDROOM 3

10'5" (max) x 11'5" (max) (3.19 (max) x 3.49 (max))

OUTHOUSE

5'11" x 6'1" (1.81 x 1.87)

UTILITY ROOM

9'7" x 10'4" (2.94 x 3.16)

FAMILY BATHROOM

7'11" (max) x 11'4" (max) (2.42 (max) x 3.46 (max))

TWO GARDEN SHEDS

WALK -IN AIRING CUPBOARD

STUDY

6'7" x 11'4" (2.01 x 3.47)



DIRECTIONS

At our office turn right heading in for Asda, going past Asda and the Eastern Gate, at the main roundabout take the third turning off, following the road keeping in the right-hand lane taking the third turning off at the roundabout. Follow the trostre link road to the next main roundabout keeping in the left-hand lane taking the first turning off, moving into the right-hand lane. At the traffic lights of Halfway turn right follow the road and as the road forks take the left-hand side and continue up the road and follow up the hill into the village of "Bryn". Follow the road going past a petrol station on your left, then two schools on your right. You will continue to drive into the village of "Bryn" passing a cafe and hairdressers on your left then driving into the village of "Llangennech". As you drive down the hill into the village take the third turning off on your right signposted "Brynhyfryd leading to Pencoed". Follow the road to your right and at the roundabout taking the third turning off signposted "Pencoed". Follow the road until you reach "Caerfainc". on your left-hand side.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.