Willow Estates

7 Talywern, Llanelli, Carmarthenshire SA14 8UQ

£379,000

Welcome to Talywern, Llangennech, this delightful detached house offers a perfect blend of comfort and modern living. With four bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The well-appointed reception room provides a welcoming atmosphere, perfect for entertaining or relaxing after a long day.

The house boasts two bathrooms, ensuring convenience for all residents and visitors. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting environment and Open Plan living throughout.

Situated in the picturesque village of Llangennech, residents will enjoy the tranquillity of suburban life while being just a short distance from the bustling town of Llanelli. This location offers a variety of local amenities, including shops, schools, and parks, making it an excellent choice for families and professionals alike. Shared access Driveway with Two Parking spaces to side.

This property presents a wonderful opportunity to create a home in a sought-after area, combining the benefits of a peaceful setting with easy access to the M4 corridor. Don't miss the chance to make this lovely house your new home. Tenure: Freehold, Council Tax Band E, Energy Rating D

Entrance
Via uPVC double glazed door to side into:

Hallway 4'03 x 8'04 x 9'06 approx (1.30m x 2.54m x 2.90m approx)
Textured ceiling, radiator, wood flooring, door into storage cupboard with shelving, door into:

W.C. 3'04 x 6'07 approx (1.02m x 2.01m approx)
Textured ceiling, uPVC double glazed Window to side, low level toilet, pedestal wash hand basin in vanity unit, wood floor.

Utility Room 8'01 x 4'04 approx (2.46m x 1.32m approx)
Textured ceiling, coving, uPVC double glazed window to side, space for American Fridge Freezer, wall mounted combi boiler, space for washing machine

Kitchen/Diner Open Plan 27'06 x 10'01 approx (8.38m x 3.07m approx)
Plain ceiling, Modern Wren Kitchen comprising of wall and base units with complimentary worksurface over, halogen hob, extractor fan over, uPVC double glazed window to rear, sink with mixer tap, wine cooler unit, integrated dish washer, bi-fold doors to rear, seating area, feature Gas fire with marble hearth and back panel, tiled floor, door into

Lounge 12'09 x 18'10 approx (3.89m x 5.74m approx)
Plain ceiling, uPVC double glazed window to front, radiator, modern Gas Fire with granite surround and back panel, wood floor, open stairs to First Floor

First Floor

Landing 6'02 x 8'11 approx (1.88m x 2.72m approx)
Textured ceiling, access to loft, vinyl floor

Bedroom One 7'08 x 16'03 approx (2.34m x 4.95m approx)
Textured ceiling, access to loft, uPVC double glazed window to rear, storage cupboard, vinyl floor

Bathroom 8'01 x 5'06 approx (2.46m x 1.68m approx)
Textured ceiling, fully tiled walls and floor, uPVC double glazed window to rear, low level toilet, pedestal wash hand basin, chrome towel heater, corner shower in enclosure, bath with mixer tap over.

Bedroom Two 12'09 x 12'05 approx (3.89m x 3.78m approx)
Textured ceiling, uPVC double glazed window to rear, radiator, built in wardrobes, vinyl floor

Bedroom Three 12'05 x 11'06 approx (3.78m x 3.51m approx)
Textured ceiling, uPVC double glazed window to front, radiator, vinyl floor

Bedroom Four 8'06 x 8'01 (2.59m x 2.46m)
Textured ceiling, uPVC double glazed window to front, radiator, storage cupboard

External
To Front: Lawn area with mature trees and shrubs, Driveway with shared access to Two Parking spaces, side entrance x Two leading to rear.

To Rear: Decked seating area, patio area, further decked seating area, mature trees and shrubs, beautiful views over the Village and surrounding area.

35 Thomas Street, Llanelli, SA15 3JE
Tel: 01554 758123
E-mail: properties@willow-estates.com
www.willow-estates.com

Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

Energy Rating

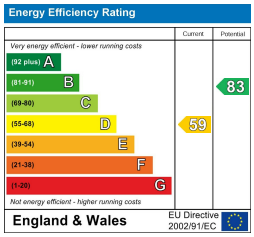
We are advised Energy Rating is D

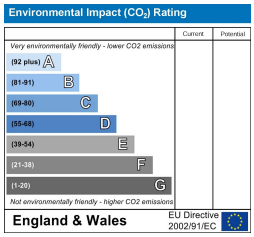
Council Tax Band

We are advised the Tax Band is E

Tenure

We are advised the Tenure is Freehold





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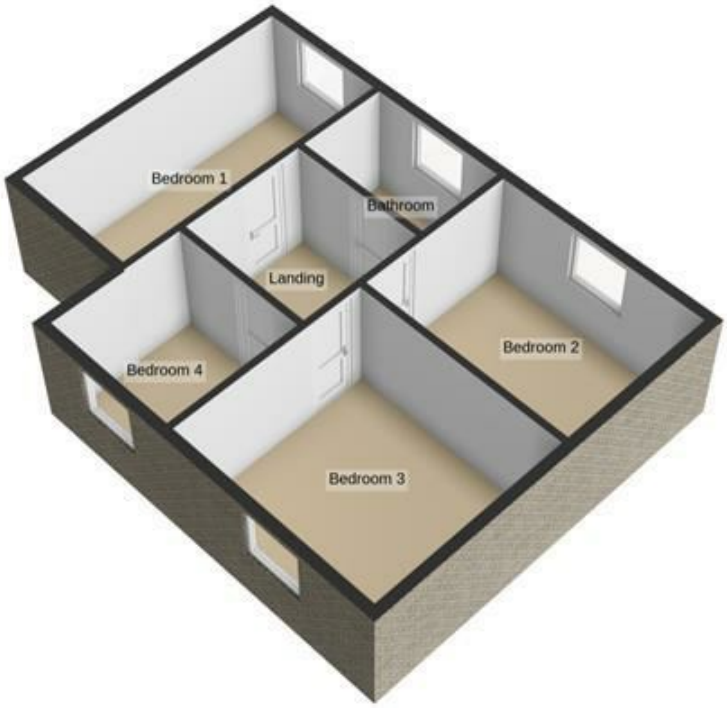
Ground Floor
592 sq.ft. (55.0 sq.m.) approx.

1st Floor
551 sq.ft. (51.1 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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