



## Glynteg Rehoboth Road, Llanelli, Carmarthenshire SA15 5EX

**£399,995**

Welcome to this charming detached house located on Rehoboth Road in the picturesque Five Roads area of Llanelli. This property boasts a spacious layout with one reception room, perfect for entertaining guests or relaxing with family.

With four bedrooms and two bathrooms, there is ample space for everyone in the household. The highlight of this property is the stunning views to the rear, overlooking open countryside. Imagine waking up to the tranquillity of rural landscapes right outside your window.

Whether you're looking for a peaceful retreat or a place to call home, this property has the potential to fulfil your desires. Don't miss the opportunity to make this delightful house your own and enjoy the best of countryside living in Llanelli. Council Tax Band - F, Tenure - Freehold, Energy Rating - E





## Ground Floor

### Entrance

### Entrance Hall

Textured ceiling, radiator, laminate wood floor, storage cupboard.

### Kitchen with Dining Area 26'10" x 11'5" approx (8.18 x 3.48 approx)

#### Kitchen Area

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, smooth ceiling, spotlights, part tiled walls, tiled floor, vertical radiator, breakfast bar, single sink with mixer tap, electric hob with extractor hood over, eye level integrated microwave, electric oven, uPVC double glazed window to rear with views of open countryside, integrated dishwasher.

#### Dining Area

Smooth ceiling, tiled floor, uPVC double glazed sliding doors to rear with views of open countryside, vertical radiator, space for table and chairs.

#### Rear Porch

Tongue and groove ceiling, tiled floor, radiator, door into Garage, uPVC double glazed entrance door to rear garden.

#### Shower Room

A three piece suite comprising of low level W.C., shower in shower enclosure, pedestal wash hand basin, smooth ceiling, tiled walls, tiled floor, radiator, uPVC double glazed window to rear.

### Lounge 19'6" x 23'3" approx (5.96 x 7.09 approx)

Textured ceiling, vertical radiator, stairs to first floor, under stairs storage area, inglenook style fireplace with tiled hearth, uPVC double glazed window to front.

## First Floor

### Landing

Textured ceiling, uPVC double glazed window to front, storage cupboard with shelving.

### Bedroom One 16'6" x 14'6" approx (5.05 x 4.44 approx)

Textured ceiling, built in wardrobes, radiator, uPVC double glazed window to front, uPVC double glazed window to rear with views over open countryside.

### Bedroom Two 9'8" x 15'3" approx (2.95 x 4.66 approx)

Textured ceiling, radiator, uPVC double glazed window to rear with views of open countryside.

### Bedroom Three 17'5" x 10'0" approx (5.32 x 3.07 approx)

Smooth ceiling, radiator, storage cupboard, uPVC double glazed window to front.

### Bedroom Four 10'6" x 10'10" approx (3.22 x 3.31 approx)

Textured ceiling, uPVC double glazed window to rear with views of open countryside.

### Family Bathroom 11'1" x 6'8" approx (3.38 x 2.04 approx)

A four piece suite comprising of low level W.C., bidet, pedestal wash hand basin, bath with shower over, tongue and groove ceiling, part tiled walls, wood laminate floor, uPVC double glazed window to rear, wall mounted towel heater

## External

The front of the property is accessed via a good size driveway which provides Off Road Parking for Several Vehicles and leads to the Integral Garage and lawned area, side pedestrian access leads to the rear garden. The rear garden is laid mainly to lawn with paved area and bordered with various shrubs with beautiful views of Open Countryside. Storage Shed. Oil Tank.



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**Garage 15'11" x 15'11" (4.86 x 4.86)**  
With electric connected, boiler, plumbing for washing machine.

**Council Tax Band**  
We are advised the Council Tax Band is F

**Tenure**  
We are advised the tenure is Freehold

**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 Efficiency Rating                           |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|----------------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                                    | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs        |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                 |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                   |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                   |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                   |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                   |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                   |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                    |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs        |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           | <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |



GROUND FLOOR  
1233 sq.ft. (114.5 sq.m.) approx.



1ST FLOOR  
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA : 2194 sq.ft. (203.8 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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