



2 Clochyrie Cottage Clochyrie Cottage, Llanelli, Carmarthenshire SA14 8EZ

£399,000

Welcome to Clochyrie Cottage, Felinfoel, this immaculate semi-detached house presents an exceptional opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms, this property is perfect for families or those looking for extra space. The two reception rooms offer versatile living areas, ideal for both relaxation and entertaining guests. A notable feature of this property is the annexe, which provides additional living space that can be utilised as a guest suite, home office, or even a playroom for children. Parking will never be an issue here, as the property has Off Road Parking for several vehicles, making it perfect for families with multiple cars or for those who enjoy hosting visitors.

One of the standout features of this home is the stunning views over the open countryside, providing a serene backdrop that enhances the overall appeal of the property. Whether you are enjoying a morning coffee or unwinding after a long day, the picturesque scenery is sure to delight. Do not miss the chance to make this lovely property your new home. Energy Rating TBC, Council Tax Band - E, Tenure - Freehold



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Porch

Coved and smooth ceiling, two uPVC double glazed windows, tiled floor, interior door leads into:

Lounge 24'7 x 12'0 approx (7.49m x 3.66m approx)

Smooth and beamed ceiling, one multi fuel burner set in attractive stone fire surround and hearth, picture rail, recess alcoves, oak wood floor, attractive stone fire surround and hearth with space for freestanding electric fire set within, two radiators, two uPVC double glazed windows to front with views over open countryside.

Inner Hallway

Oak staircase to first floor, under stairs storage cupboard, radiator, oak wood floor, smoke detector, tongue and groove ceiling, coved ceiling

Kitchen with Dining Area 20'3 x 17'6 x 10'1 (I-shaped) (6.17m x 5.33m x 3.07m (I-shaped))

Kitchen Area

A fitted kitchen comprising of matching wall, display and base units with granite work surface over, smooth ceiling, spotlights, breakfast bar, part tiled walls, tiled floor, eye level electric oven, space for fridge freezer, wine rack, five ring induction hob with extractor hood over, plumbing for dishwasher, integrated washing machine, uPVC double glazed window to side.

Dining Area

Tiled floor, radiator, smooth ceiling, uPVC double glazed window to rear, opening into:

Sitting Area 11'0 x 10'9 approx (3.35m x 3.28m approx)

Smooth and beamed ceiling, tiled floor, radiator, uPVC double glazed window to side, uPVC double glazed French Doors to rear garden.

First Floor

Landing

Coved and textured ceiling, laminate wood floor, uPVC double glazed window.

Bedroom One 16'8 x 12'5 approx (5.08m x 3.78m approx)

Smooth and beamed ceiling, stone feature fireplace with cream mantle, contemporary style radiator, uPVC double glazed window to front with views of open countryside opening into

En-suite

Comprising of double circular wash hand basins set in wood unit, low level W.C., shower in double shower enclosure, wall mounted towel heater, part tiled walls, tiled floor, smooth ceiling, uPVC double glazed window to front with views over open countryside.

Bedroom Two 12'3 x 10'1 approx (3.73m x 3.07m approx)

Coved and textured ceiling, radiator, built in wardrobes with sliding mirrored doors, uPVC double glazed window to rear.

Bedroom Three 11'2 x 7'7 approx (3.40m x 2.31m approx)

Coved and textured ceiling, radiator, uPVC double glazed window to rear.

Family Bathroom 9'2 x 7'6 approx (2.79m x 2.29m approx)

A white four piece suite comprising of pedestal wash hand basin, low level W.C., freestanding bath, shower in separate shower enclosure, coved and smooth ceiling, spotlights, extractor fan, part tiled walls, contemporary style radiator and towel heater, uPVC double glazed window to rear.



35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com

ANNEXE

Entrance

Access via uPVC double glazed entrance door leading into:

Lounge and Kitchen Area 13'8 x 13'0 approx (4.17m x 3.96m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, two ring induction hob with extractor hood over, electric oven, integrated fridge, circular stainless steel sink unit with mixer tap, smooth ceiling, tiled floor, radiator, uPVC double glazed window to front with views over open countryside, leading into:



Bedroom

Smooth ceiling, spotlights, tiled floor, radiator, uPVC double glazed window to rear, storage cupboard housing boiler, sliding doors lead into:



Shower Room

A three piece suite comprising of shower in double shower enclosure, wash hand basin, low level W.C., wall mounted towel heater, smooth ceiling, spotlights, uPVC double glazed window to rear, tiled floor, part tiled walls.



External

The front of the property benefits from a good size driveway which provides Off Road Parking for Several Vehicles plus a lawned area with various shrubs with the benefit of Views over Open Countryside. The rear enclosed garden is laid mainly to lawn and is bordered with hedges and various shrubs, plus there are further areas which are laid with artificial lawn and laid with gravel stones. Three Storage Sheds. Summer House. Oil Tank. External power points. Two Septic Tanks.



Tenure

We are advised the tenure is Freehold

Council Tax Band

We are advised the Council Tax Band is E

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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	52		72
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com

GROUND FLOOR
1202 sq.ft. (111.7 sq.m.) approx.



1ST FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 1944 sq.ft. (180.6 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.
Made with Metropix © 2025

35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com