



11 Maenol Glasfryn, Llanelli, Carmarthenshire SA14 8SJ £389,995

Welcome to Maenol Glasfryn, Llangennech, this beautifully presented detached house offers an exceptional living experience. With four good sized bedrooms and three well-appointed bathrooms, this property is perfect for families seeking both comfort and space. The home boasts two inviting reception rooms and a well designed kitchen which opens out into the conservatory providing ample areas for relaxation and entertainment. The spacious living areas are designed to accommodate both everyday family life and special gatherings, ensuring that you can create lasting memories in a warm and welcoming environment. Situated in a popular location, this property benefits from its proximity to the M4, making commuting a breeze while still enjoying the tranquillity of a cul de sac setting. The south-facing garden is a delightful feature, allowing for plenty of sunlight throughout the day, perfect for outdoor activities or simply unwinding in a serene space. Additionally, the property offers parking for two vehicles, adding to the convenience of modern living. This home is not just a place to live; it is somewhere that combines comfort, style, and practicality in a sought-after location. This property is a remarkable opportunity that should not be missed and viewing is essential to appreciate both the style and space. EPC C, Tenure: Freehold, Council Tax Band: E CHAIN FREE - NO Onward Chain



Entrance:

Via uPVC entrance door into:

Entrance Hallway:

Smooth and coved ceiling, radiator, laminate flooring under stairs storage cupboard, stairs to first floor .

Lounge: 16'6 x 10'9 approx (5.03m x 3.28m approx)

Smooth and coved ceiling, uPVC double glazed window to front, two radiators, feature fireplace with integrated electric fire.

Dining Room: 11'5 x 7'8 approx (3.48m x 2.34m approx)

Smooth and coved ceiling, uPVC double glazed patio doors to side, wall mounted vertical radiator.

Kitchen: 20'3 x 9'1 approx (6.17m x 2.77m approx)

Smooth and coved ceiling, uPVC double glazed window to rear, wall mounted vertical radiator, part tiled wall, tiled floor. A good range of wall and base units with complimentary work surfaces over, ceramic sink unit with mixer taps and drainer, induction hob, double integrated electric ovens , integrate dishwasher, integrated wine cooler.

Utility Area: 6'3 x 5'1 approx (1.91m x 1.55m approx)

Smooth ceiling, uPVC double glazed door to rear, radiator, tiled floor, plumbing for washing machine and tumble dryer, space for American style fridge freezer, door into:

Cloakroom 5'3 x 3'10 approx (1.60m x 1.17m approx)

Smooth ceiling, uPVC double glazed obscure window to side, part tiled walls, radiator, tiled floor, low level W.C. pedestal wash hand basin.

Conservatory 16' x 12' approx (4.88m x 3.66m approx)

Tongue and groove ceiling, uPVC double glazed windows and patio doors, tiled floor two electric wall mounted heaters.

First Floor:

Landing:

Smooth and coved ceiling, access to loft, smoke alarm, storage cupboard housing wall mounted boiler.

Bedroom One: 15'6 x 11'2 approx (4.72m x 3.40m approx)

Smooth and coved ceiling, uPVC double glazed window to front, radiators, built in wardrobes, built in storage cupboard, door into:

En-Suite: 7'1 x 5'1 approx (2.16m x 1.55m approx)

Smooth ceiling, uPVC obscured double glazed window to front, part tiled wall. radiator, tiled floor, low level W.C pedestal wash hand basin, shower cubicle.

Bedroom Two: 14'2 x 8' approx (4.32m x 2.44m approx)

Smooth and coved ceiling, uPVC double glazed window to front, radiator, built in wardrobe.

Bedroom Three: 11'4 x 7'5 approx (3.45m x 2.26m approx)

Smooth and coved ceiling, uPVC double glazed window to rear, radiator.

Bedroom Four: 11'2 x 7'11 approx (3.40m x 2.41m approx)

Smooth and coved ceiling, uPVC double glazed window to rear built in wardrobe, radiator.

Bathroom: 7'5 x 5'10 approx (2.26m x 1.78m approx)

Smooth ceiling, uPVC obscured double glazed window to rear, part tiled walls, radiator, tiled floor, low level W.C pedestal wash hand basin, bath with shower over.

External:

To the front of the property is a lawn bordered with mature shrubs, driveway providing off road parking, side gated pedestrian access leads to the enclosed rear garden. Laid with decorative stone, there is a raised decked seating area, steps lead up to the garden which is laid to lawn, a further decorative stone area with pergola, raised borders with an array of mature shrubs and trees.

Tenure:

We are advised that the property is Freehold.

Council Tax Band:

We are advised that the property is Band 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



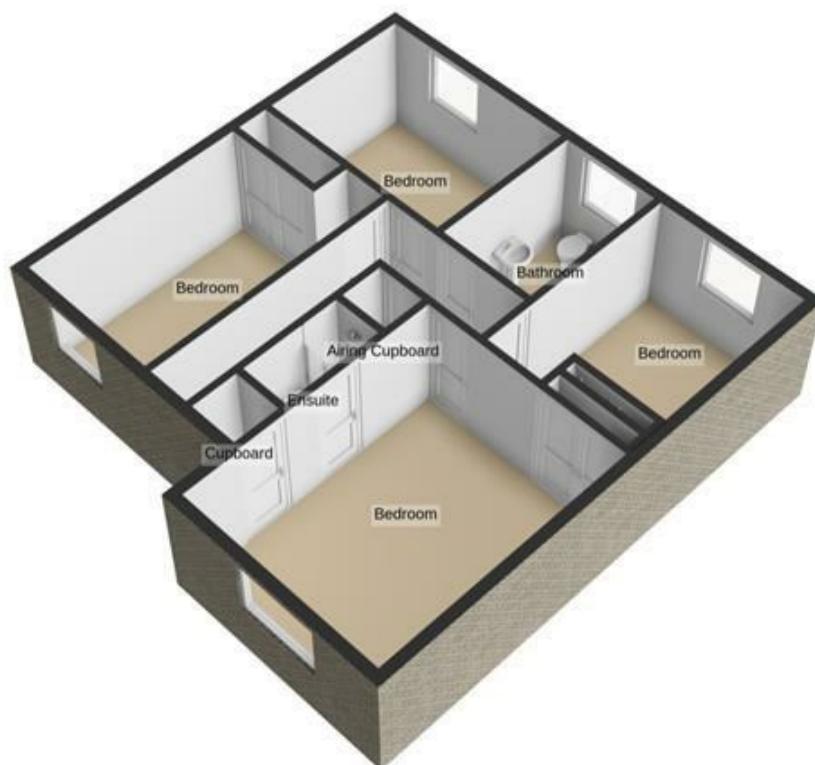
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Ground Floor



1st Floor



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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