



Ty'r Helyg Cynheidre, Llanelli, Carmarthenshire SA15 5YG

£675,000

Nestled in the charming area of Cynheidre, Llanelli, this impressive detached house offers a perfect blend of space, comfort, and modern living. With five generously sized bedrooms, (Three en-suite) this property is ideal for families seeking room to grow or hosting guests. The heart of the home is the Kitchen/Dining /Family room an ideal space for relaxation, entertainment, or family gatherings. With two further reception rooms and study/office, whether you prefer a cosy evening in or a lively social event, these versatile areas cater to all your needs. One of the standout features of this property is the extensive parking available , making it an excellent choice for those with multiple cars or for hosting larger gatherings. The ample parking space adds a layer of convenience that is often hard to find in residential properties. The inviting good size rear garden is peaceful and tranquil and another excellent space for socialising or relaxing. It also has rear gated pedestrian access on to the cycle path. Set in a tranquil location, this home provides a peaceful retreat while still being within easy reach of local amenities and transport links. In summary, this detached house in Cynheidre, Llanelli, is a remarkable opportunity for anyone looking for a spacious and versatile family home. With its five bedrooms, five bathrooms, and four reception rooms, it promises a comfortable lifestyle in a desirable location. Do not miss the chance to make this exceptional property your own. EPC D, Tenure Freehold, Council Tax Band :G.



Entrance:

Via entrance door into

Entrance Hallway:

Smooth and coved ceiling, spot lights, double glazed window to front. Radiator. oak wooden flooring, stairs to first floor. doors into:

Cloakroom: 6'3 x 3 approx (1.91m x 0.91m approx)

Smooth and coved ceiling, double glazed window to front. Radiator. oak wooden flooring, low level W.C, pedestal wash hand basin.

Lounge: 25 (into bay) x 13'1 approx (7.62m (into bay) x 3.99m approx)

Smooth and coved ceiling, double glazed sash bay fronted window. two double glazed windows to, side , Free standing log burner on slate hearth with feature timber above, two radiators. Oak wooden flooring,

Sitting Room: 12 x 11'4 approx (3.66m x 3.45m approx)

Smooth and coved ceiling, double glazed sash bay fronted window. radiator, Oak wooden flooring,

Kitchen/Dining/Family Room: 25'6 x 20'9 approx (7.77m x 6.32m approx)

Smooth ceiling, spot lights, uPVC double glazed windows and patio doors to rear opening onto the rear garden. uPVC double glazed window to side, slate tiled floor, with under floor heating. A bespoke range of base and wall mounted units set under granite work surfaces, incorporating one and a half bowl stainless steel sink unit with drainer. Matching island unit with built in 6 ring gas hob, extractor fan over and cupboards below. built in electric oven and grill. space for american style fridge freezer, partly tiled walls.

Utility:

Smooth and coved ceiling, double glazed window to front, door leading to rear garden, part tiled walls. tiled floor. A bespoke range of base and wall mounted units set under granite work surfaces, incorporating one and a half bowl stainless steel sink unit with drainer. Integrated dishwasher, plumbing for washing machine, space for tumble dryer. Floor based gas combi boiler.

Study/Office 12'6 x 9'6 approx (3.81m x 2.90m approx)

Smooth and coved ceiling, uPVC double glazed doors leading to rear garden. radiator. oak wooden flooring,

First Floor:

Landing:

Smooth and coved ceiling, spotlights, , two double glazed windows to front, (views over open countryside) radiator, Stairs to second floor. Double door storage cupboard.

Master Bedroom: 14'2 x 12'7 approx (4.32m x 3.84m approx)

Smooth and coved ceiling, two sash double glazed windows to rear, radiator, doors into:

Master En-Suite: 12'6 x 8'4 approx (3.81m x 2.54m approx)

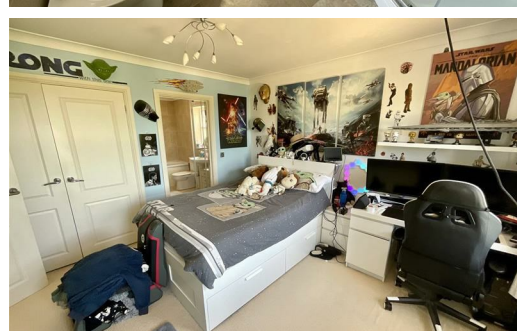
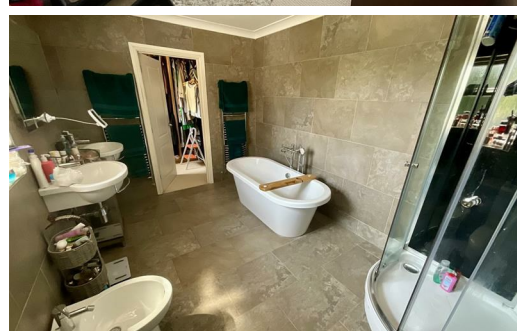
Smooth and coved ceiling, spotlights, double glazed window to rear, two heated towel rails, tiled walls and floor. Six piece bathroom suite comprising, freestanding oval bath with mixer taps and shower head, His and Hers wall mounted sink units. Low level WC, modern Bidet. Curved glass steam shower unit.

Bedroom Two: 13'1 x 11'1 approx (3.99m x 3.38m approx)

Smooth and coved ceiling, two double glazed windows to front. views over open countryside) Radiator

En-Suite: 10'5 x 5'7 approx (3.18m x 1.70m approx)

Smooth and coved ceiling double glazed window to side, heated towel rail. tiled floor and walls. Three piece suite comprising of bath with shower over and fitted glass shower screen. Pedestal wash hand basin, low level WC.



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Bedroom Three: 12'6 x 2'4 approx (3.81m x 0.71m approx)
Smooth and coved ceiling, two double glazed windows to front, (views over open countryside) radiator, double door storage cupboard with fitted hanging rails.

En-Suite: 10'5 x 5'7 approx (3.18m x 1.70m approx)
Smooth and coved ceiling, with spot lights, double glazed window to side. tiled walls and floor. heated towel rail. Four piece suite comprising of bath, pedestal wash hand basin. Low level WC. Corner glass shower cubicle fitted with mains shower.

Second Floor Landing:
Smooth ceiling, spot lights,eaves storage cupboard, doors into:

Bedroom Four: 12'7x15'11 approx (3.84mx4.85m approx)
Smooth ceiling, double glazed window to rear. Radiator.

Bedroom Five: 14'4x13'1 approx (4.37mx3.99m approx)
Smooth ceiling, two skylights double glazed window to side. Radiator. clothes rail.

Bathroom: 11'11x6'8 approx (3.63mx2.03m approx)
Smooth ceiling, spot lights, access to loft, Double glazed window to rear, tiled walls and floor, heated towel rail. Three piece suite comprising of bath with mixer taps and shower head. Low level WC, pedestal wash hand basin.

External
Large gravelled front allowing ample parking for several vehicles, side driveway leads to the Detached Garage, also side gated pedestrian access. To the rear of the property is a generous size garden , with a gravelled area and steps leading up to the large decked area, with part covered pergola, a lawned are leads to the potting shed, steps lead up to a further lawned area, with summer house. Gated pedestrian access opens on to the cycle path, which runs behind.

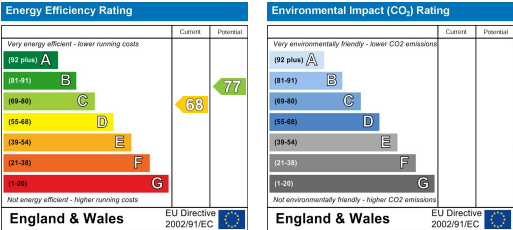
Garage;
With electricity connected. Electric door to front. Side access. Currently being used as a gym. loft storage accessed via pull down ladder.

Tenure:
We are advised that the property is Freehold

Council Tax Band:
We are advised that the Council Tax is band G.

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**

Dressing Room:
Smooth ceiling, spotlights, double glazed windows to rear, radiator,



GROUND FLOOR



1ST FLOOR



2ND 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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