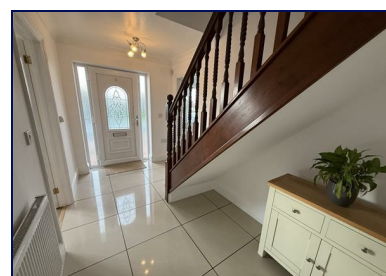
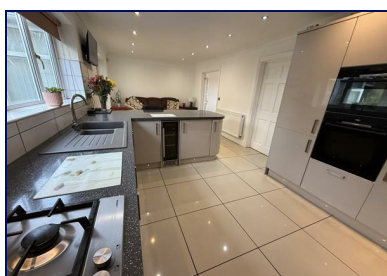


4 Clos Y Capel, Bryn, Llanelli, Carmarthenshire, SA14 9AQ



Asking price £485,000



A small development of detached 5 bedroom homes originally built by Clews Homes in the summer 2009, in the Bryn area of Llanelli, always popular due to its access to the M4 and good local schools. This substantial five bedroom house with three receptions and open plan stylish kitchen family room has no onward buying chain. The house is immaculately presented internally and externally, ready for the new owner to move into. Really good size landscaped rear garden, outside office/store room, and purpose built pitched roof gazebo for entertaining. The heating and stylish kitchen were redone 3 years ago, along with the utility.

These houses get picked up quickly so please contact us for your viewing.

EPC: C Square Metres: 142 Council Tax Band: F

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RICS



naei | propertymark

PROTECTED

Entrance Hall

Stairs to first floor, open understair, tiled floor, radiator.



Main Living Room

16'9" x 11'6" (5.12 x 3.53)

Window facing front, radiator, laminate flooring.



Dining Room

13'1" x 11'8" (4.01 x 3.58)

Window facing front, radiator, laminate flooring
double doors into kitchen/family room.



Open Plan Kitchen Family Room

23'9" x 10'10" (7.25 x 3.32)

Kitchen installed approx, 3 years ago. Modern range of base and wall units, larder units, carousel units, built in full height fridge, sink, breakfast bar, two high level Bosch cookers and 5 ring gas hob, extractor fan, wine fridge, tiled floor, part tiled walls, window to rear. Family space, radiator, tiled floor, double doors to conservatory room, double doors into dining room, window facing into garden. Family area/seating or dining options.



Conservatory Room

11'4" x 9'5" (3.47 x 2.88)

Glazed to three sides, opaque pitched roof, radiator, tiled floor, side doors lead to garden terrace.



Utility

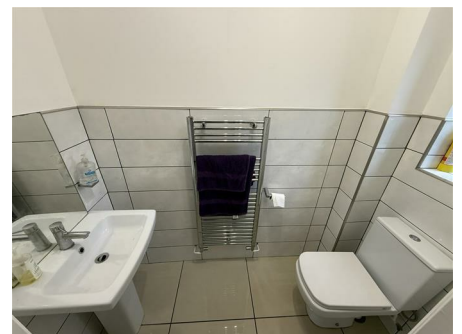
7'2" x 6'6" (2.19 x 2.00)

Door to rear, base units, built in slimline dishwasher, spaces for tumble dryer and washing machine, freezer, wall mounted boiler housed in cupboard approx. 3 years old.



Downstairs Wc

Wc, vanity housed wash hand basin, tiled floor, window to side, part tiled walls.



FIRST FLOOR Landing

Loft access, loft is partially boarded down the centre and has lighting, radiator, carpet.



Bedroom 1

14'2" x 11'6" (4.34 x 3.53)

Window facing front, radiator, carpet, estuary views.



En-Suite

7'8" x 4'7" (2.34 x 1.42)

Walk in shower, vanity housed wash hand basin, tiled walls, radiator, wc, window facing side, extractor fan, spot lights, tiled floor.



Bedroom 2

11'8" x 10'11" (3.58 x 3.33)

Window facing front, radiator, carpet, views, fitted wardrobes.



Main Bathroom

8'2" x 7'3" (2.51 x 2.22)

Window to front, bath with shower over, vanity housed wash hand basin, wc, radiator, high level cupboard(airing cupboard), tiled walls, tiled floor.



Bedroom 3

10'11" x 10'4" (3.33 x 3.17)

Window facing rear, radiator, carpet, fitted wardrobes.



Bedroom 4

11'0" x 10'10"(7'4") (3.37 x 3.32(2.26))

Window facing rear, radiator, carpet.



Bedroom 5/office

8'1" x 7'1" (2.48 x 2.16)

Window facing rear, radiator, carpet.



Externally

Front full width driveway for multiple vehicles. Side access gates to both sides of the property. The rear garden is laid largely to lawn, fully fenced in, outside brick built office room (or a gym, store room, workshop), measuring 4.03m x 2.56m. Patio entertaining space, pitched tiled roof wood built gazebo, external electrics and lighting, patio terrace. External tap, electrics and lighting.



Services

Advised all mains. Wide angled lens has been used on occasion. Property is FREEHOLD. Private road.



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		
	79	83

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		

You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein 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 contact us should you have any specific enquiry relating to condition, aspect, views, garden 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

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.