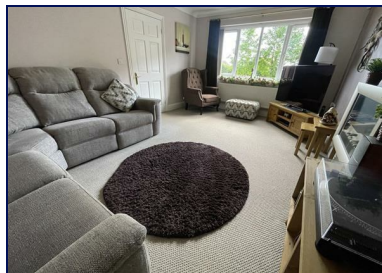


## 1 Clos Y Capel, Bryn, Llanelli, Carmarthenshire, SA14 9AQ



**Asking price £450,000**



Substantial 5 bedroom, 4 reception room detached house in immaculate condition. Clos Y Capel is small cul-de-sac of nine properties all detached and is located on the Bryn Area of Llanelli, very handy for commuting, local schools & school pick ups.

The property has a gated driveway to side leading to the detached garage and beyond that a lovely landscaped rear garden. You will see from the photos this home has a lot to offer its new owners, having been lovingly maintained and looked after by its current owner. All mains services. The road is private and the house offers excellent living space and very flexible living areas. The last one we sold on this development got snapped up pretty quickly. Viewing highly recommended via the agent.

EPC: C Square Metres: 146 Council Tax Band: F

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**RICS**



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## Porch

2'10" x 6'8" (0.88 x 2.04)

Tiled floor, glazed to two sides, front door.



## Hall

Stairs to first, open understair, radiator, carpet.



## Living Room

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

Window to front, radiator, carpet, wall mounted electric fire.



## Dining Room

13'0" x 11'8" (3.97 x 3.58)

Window to front, double doors to sitting room, radiator, carpet, wall mounted fire.





## Sitting Room

10'11" x 9'8" (3.33 x 2.95)

Door to conservatory, radiator, carpet, double doors from dining room.



## Conservatory

11'10" x 9'8" (3.63 x 2.97)

Opaque glazed roof, carpet, French doors to side, radiator.



## Kitchen Dining Room

13'8" x 10'8" (4.17 x 3.26)

Window to rear, base and wall units, worktop, sink, built in double Neff oven high level, Smeg hob, extractor, space for dishwasher, space for american fridge freezer, tiled floor, part tiled walls, radiator, seating area, window to rear.



## Utility Room

7'1" x 6'6" (2.18 x 1.99)

New double glazed stable door to rear, base and wall units, sink, spaces for washing machine & tumble dryer, tiled floor, tiled walls, radiator.



## **Downstairs Wc.**

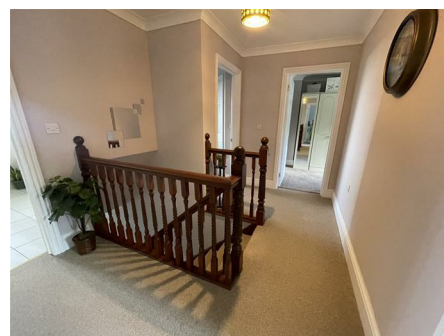
Wash hand basin, wc, window facing side, radiator, tiled floor.



## **FIRST FLOOR**

### **Landing**

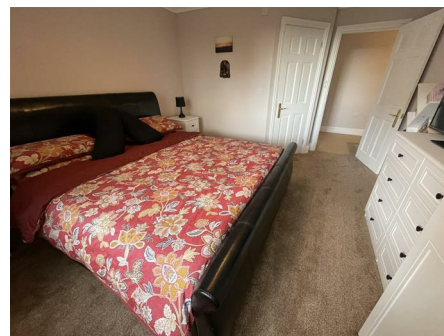
Carpet loft access, radiator.



### **Bedroom 1**

14'1"(11'7") x 11'6" (4.31(3.54) x 3.52)

Window to front with views, radiator, carpet.



### **En-Suite**

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

Corner shower, wc, vanity housed wash hand basin, tiled floor, part tiled walls, heated towel rail, extractor.



## Bedroom 2

11'8" x 10'8" (3.57 x 3.26)

Window to front with views, radiator, fitted wardrobes.



## Bedroom 3

10'7" x 10'7" (3.23 x 3.25)

Window to rear, carpet, radiator, fitted wardrobes.



## Bedroom 4

11'4" x 10'9" (7'1") (3.46 x 3.30 (2.16))

Window facing rear, carpet, radiator.



## Bedroom 5/Home Office

8'0" x 7'1" (2.46 x 2.16)

Window facing rear, radiator, carpet.





## Bathroom

8'2" x 7'7" (2.49 x 2.33)

Bath, shower over with glazed screen, wc and basin in vanity unit, , high level cupboard, radiator, tiled floor, tiled walls, window facing front, extractor fan.

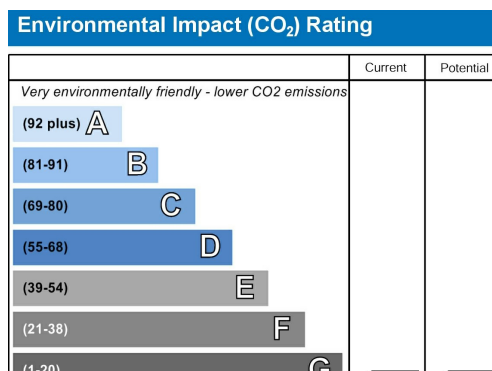
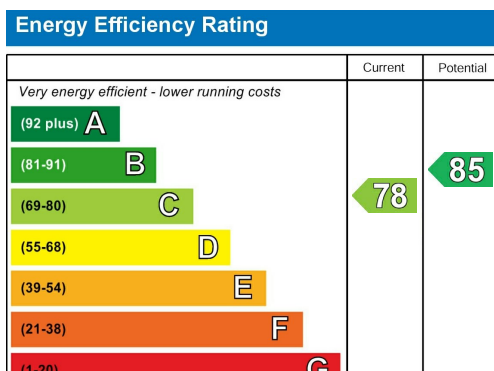
## Externally

Front walled garden laid to lawn, side gated paviour driveway leads to detached garage. GARAGE: 5.19m x 3.27m, pitched roof, electrics, up and over door. Rear garden is fully fenced in, gravel seating areas, lawn, patio close to house, outside shed, mature planting. Please note the nine houses in the development own the private road and are responsible for future maintenance.



## Services

Advised all mains. Wide angled lens has been used on occasion.



**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

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