



18 Tir Yr Yspytty
Bynea, Llanelli, SA14 9AZ
Offers Over £210,000

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THREE-STOREY FOUR-BEDROOM SEMI-DETACHED TOWNHOUSE, complete with a GARAGE and OFF-ROAD PARKING. This remarkable FAMILY HOME is nestled in a tranquil cul-de-sac within the sought-after village of Bynea.

Enjoy great connectivity to the vibrant city of Swansea, the town of Llanelli, and the picturesque Gower Peninsula. With convenient access to retail parks, your shopping needs are just moments away. This location is an ideal hub for both commuting professionals and those who cherish the beauty of the local coastline and the stunning Loughor estuary.

Step through Entrance Hallway into a SPACIOUS FITTED KITCHEN/BREAKFAST ROOM. The kitchen has modern features and opens gracefully onto an ENCLOSED BACK GARDEN adorned with decking, a lawned area, and a handy storage shed. It's a perfect setting for family gatherings and outdoor relaxation.

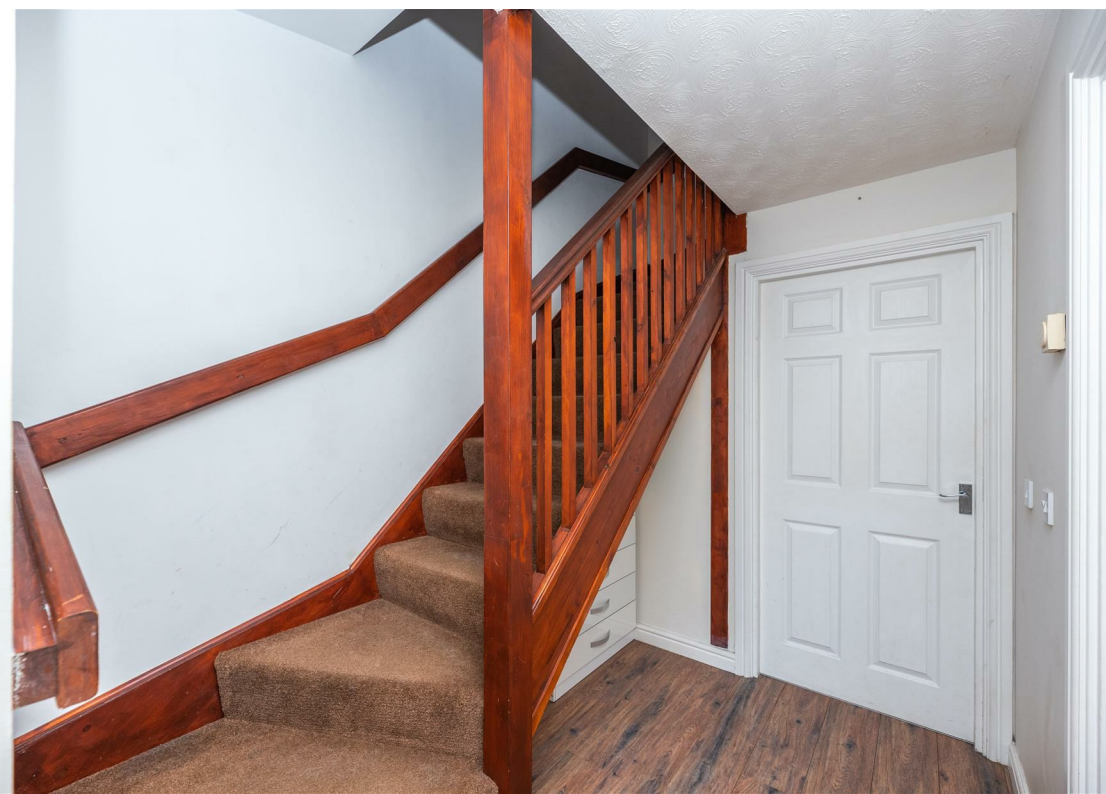
On the Ground Floor, there is a Reception Room and a convenient WC. To the First Floor, you'll find a Lounge, and where the Main Bedroom awaits with its very own EN SUITE SHOWER ROOM. An additional staircase leads to the Top Floor, with three generously-sized Bedrooms, and a well-appointed Family Bathroom complete with an over bath shower.

Entrance

WC

Dining Room

11'1" x 7'7" (3.40 x 2.33)





Kitchen/Breakfast Area

14'6" x 14'7" (4.42 x 4.45)

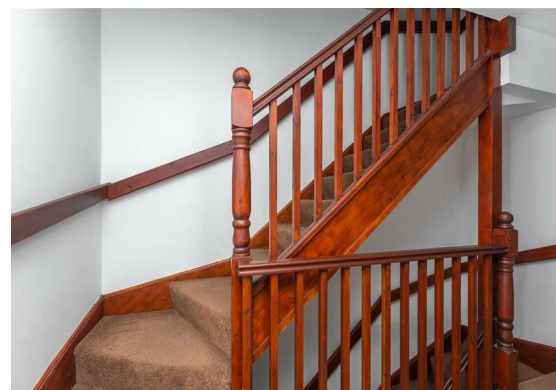
Landing

Lounge

14'11" x 12'4" (4.56m x 3.77m)

Bedroom one

11'6" x 8'2" (3.53m x 2.50m)



En-Suite

Landing

Bedroom two

8'4" x 14'6" (2.55m x 4.42m)

Bedroom three

8'4" x 14'8" (2.56m x 4.48m)

Bedroom four

9'1" x 6'2" (2.77m x 1.89m)



Family Bathroom

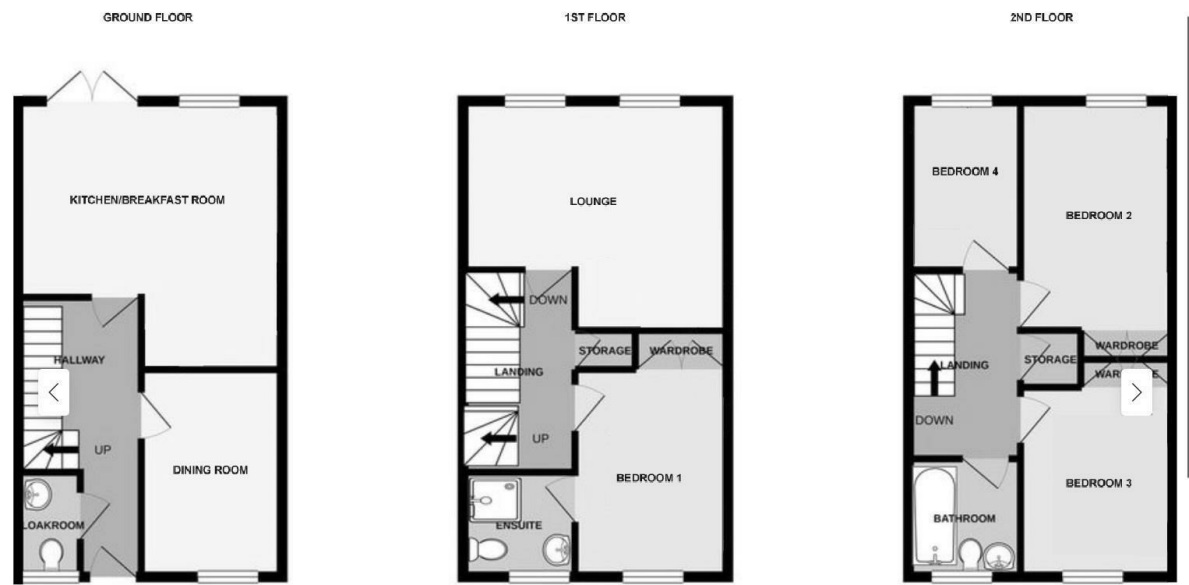
6'5" x 6'2" (1.96m x 1.88m)

Garage

16'5" x 8'6" (5.02m x 2.60m)



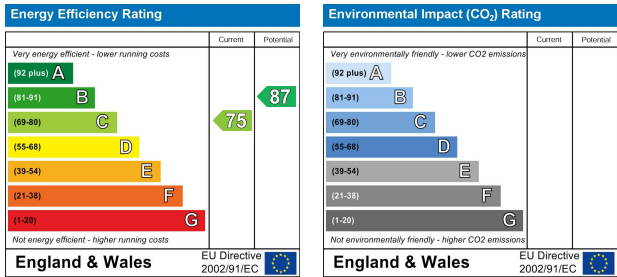
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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