



## **76 Bwlchgywynt, Llanelli, SA15 2AQ**

### **Offers Over £400,000**

Set across an IMPRESSIVE FOUR STOREY LAYOUT, this beautifully presented FIVE BEDROOM townhouse has been designed to maximise space, light and those standout coastal views. The accommodation is incredibly versatile, offering five bedrooms & three bathrooms, with the ground floor bedroom currently arranged as an extra living room. At its heart, the open-plan kitchen dining/living room space is designed to impress, with tall windows and doors framing the sea beyond, flooding the interior with natural light and flowing seamlessly onto a sit-out balcony, perfect for morning coffee & evening sunsets. The ground floor room adds flexibility for family living, guests, or flexible work-from-home arrangements and opens onto a private patio garden, while Juliet balconies enhance the upper floors. The top floor is dedicated to an impressive principal suite, enjoying vast sea views and featuring a defined office/dressing room. The orientation of the home allows for dual aspect sea views which can be enjoyed from every single window, creating a constant connection to the surrounding coastline.

Perfectly positioned along the River Loughor in Llanelli, the property enjoys SWEEPING VIEWS across to the Gower Peninsula, offering an idyllic coastal lifestyle with ever-changing scenery on your doorstep. Whether it's coastal walks, water views, or simply unwinding in a peaceful setting, this location delivers in abundance, while still remaining convenient for commuters with excellent access to the M4. Externally, the home features a driveway & integral garage, along with a low-maintenance patio garden. Ideal for those seeking a low-maintenance, lock-up-and-go lifestyle without compromising on space. Call to view this exceptional home now!

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### **Hallway**

14'10" x 4'8" (4.54 x 1.44)

Comprising laminate flooring, radiator, understairs cupboard and doors to the garage 5.39x3.08) and bedroom five/2nd living room.

### **Bedroom Five/2nd Living Room**

14'5" x 12'7" (4.40 x 3.84)

Versatile room, currently used as an extra living space, with laminate flooring, radiator, pvcu windows & doors to the patio and a further door to bathroom two.

### **Bathroom Two**

10'4" x 3'4" (3.15 x 1.04)

Part tiled contemporary bathroom with radiator, sink/storage unit, shower and wc.

### **Landing**

9'8" x 3'10" (2.95 x 1.17)

Landing space with double doors to the open plan area.

### **Living Area**

18'1" x 10'5" (5.53 x 3.19)

Comprising laminate flooring, stunning industrial radiator, contemporary lighting and pvcu double doors to the balcony. A bright and inviting space, enhanced by an abundance of natural light & far-reaching sea views, with a seamless connection between indoor/outdoor living & the dining area, making it ideal for both relaxing and entertaining.

### **Kitchen/Dining Area**

18'8" x 18'1" (5.71 x 5.53)

Fantastic open plan kitchen/dining room with pvcu windows to the beach aspect, laminate flooring, designer radiator and a range of wall & base units, including a larder cupboard, and a full suite of fully integrated appliances, including dual ovens and a wine cooler.

### **Upper Landing**

9'7" x 3'11" (2.93 x 1.21)

Upper landing space with access to bedrooms two to four and bathroom one.

### **Bathroom One**

10'2" x 6'1" widest (3.10 x 1.87 widest)

Superb bathroom installation in a dramatic grey colourscheme, featuring a walk-in shower, sink/storage unit, led mirror, anthracite grey designer radiator and wc.

### **Bedroom Two**

11'2" x 14'10" (3.41 x 4.53)

Expansive double bedroom with built-in mirrored wardrobes, laminate flooring, radiator and tall floor level windows which maximise the incredible views and bring in an abundance of natural light.

### **Bedroom Three**

12'11" x 10'1" (3.94 x 3.08)

Further double bedroom with laminate flooring, radiator and tall pvcu windows to the beach aspect.

### **Bedroom Four**

9'6" x 7'8" (2.92 x 2.34)

Fourth bedroom with laminate flooring, radiator and tall pvcu windows with everchanging beach views.

### **Bedroom One**

20'6" x 18'0" (6.27 x 5.51)

The top floor principal suite offers an exceptional lifestyle space, with dual-aspect Juliet balconies framing both beach and estuary views. Filled with natural light, the layout includes a versatile area suitable for a home office or dressing room (3.81x3.18), alongside deluxe fitted wardrobes for practical storage. The space is thoughtfully designed to balance comfort and practicality, with an outlook that remains closely connected to the surrounding coastline.

### **En-Suite**

9'6" x 6'3" (2.92 x 1.92)

Featuring a walk-in shower, radiator, sink and wc.

### **External & Location**

Perfectly positioned along the River Loughor, the property enjoys sweeping views across to the Gower Peninsula, offering an idyllic coastal lifestyle with ever-changing scenery on the doorstep. Whether it's coastal walks, water views, or simply unwinding in a peaceful setting, the setting delivers a strong sense of lifestyle, while remaining convenient for commuters with excellent access to the M4 corridor.

Externally, the home benefits from a 2-vehicle driveway, integral garage, alongside a low-maintenance private patio garden. Well suited to a lock-up-and-go low maintenance lifestyle. A combination of a balcony and two Juliet balconies provides further outdoor space, complementing the property's elevated position and panoramic outlook.

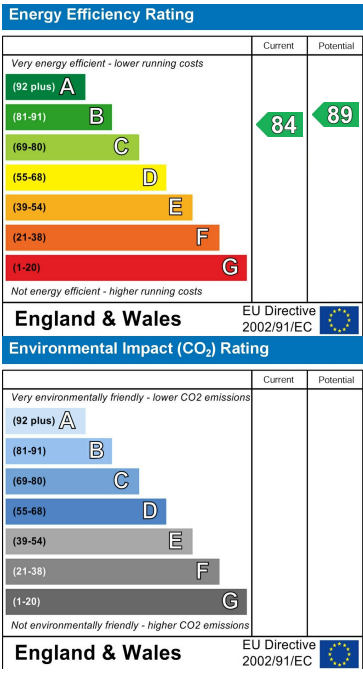
Floor Plan



Area Map



Energy Efficiency Graph



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.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN  
T: 01792 465822 E: [info@smithslettings.com](mailto:info@smithslettings.com)

