



**130 Maes Ty Gwyn, Llangennech, Llanelli, SA14 8XW**

**Offers in the region of £319,950**

We are delighted to offer for sale this well presented detached house that is approx 4 miles from Trostre Retail park and within easy access to the M4 motorway. The community includes a children's play area and large field with access to Morlais River. Accommodation comprises entrance hall, lounge, dinning room, kitchen, utility room, downstairs WC, 4 bedrooms one with en suite, family bathroom and conservatory. The property benefits from gas central heating, uPVC double glazing, off road parking for 3 cars, garage and front and rear gardens.



## Ground Floor

with composite entrance door to

### Entrance Hall

with stairs to first floor, under stairs cupboard, radiator, laminate floor, coved ceiling and uPVC double glazed window to front.

### Lounge

19'0" x 10'7" (5.81 x 3.23)



with feature fireplace, two radiators, dado rail, laminate floor, coved ceiling and uPVC double glazed window to front and patio doors to rear.

### Kitchen

9'6" x 10'9" (2.92 x 3.28)



with a range of fitted base and wall units, stainless steel one and a half bowl sink unit with mixer taps, 4 ring electric hob with

extractor over and oven under, plumbing for automatic dishwasher and uPVC double glazed window to rear. Opening to

### Dining Room

8'11" x 10'10" (2.72 x 3.31)



with radiator, coved ceiling and uPVC double glazed window to front.

### Utility

6'5" x 5'1" (1.97 x 1.57)



with range of fitted base and wall units, plumbing for automatic washing machine, part tiled walls and uPVC double glazed door to rear.



## Downstairs WC

6'6" x 3'2" (1.99 x 0.98)



with low level flush WC, vanity wash hand basin, radiator and uPVC double glazed window to rear.

## Conservatory

11'9" x 11'6" (3.59 x 3.51)



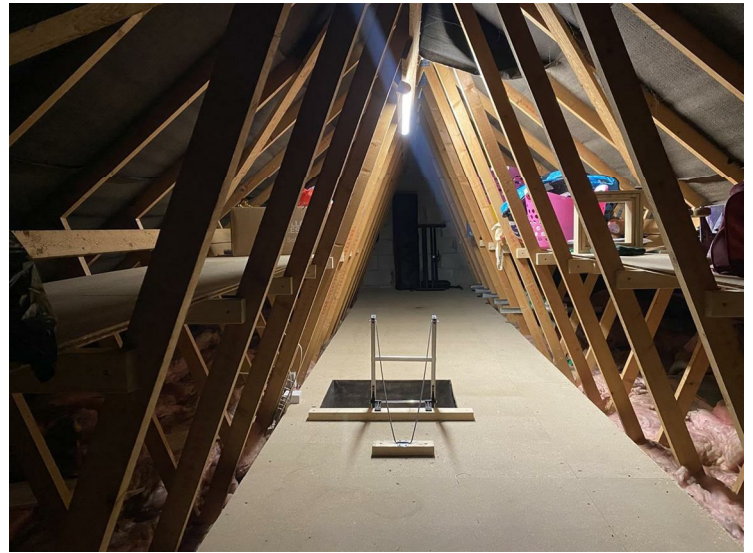
with radiator, wood floor, polycarbonate roof and uPVC windows and French doors to side.

## First Floor

### Landing

with hatch to roof space and coved ceiling.

## Loft



Partially boarded loft, storage on both sides and walkway through middle. It's accessed by ladder and is in the upstairs hallway.

## Bedroom 1

12'7" x 9'1" (3.86 x 2.79)



with built in wardrobes, radiator, coved ceiling and uPVC double glazed window to front.



### En Suite

6'0" x 4'11" (1.85 x 1.51)



with low level flush WC, pedestal wash hand basin, shower enclosure with mains shower, part tiled walls, heated towel rail and uPVC double glazed window to rear.

### Bedroom 2

8'6" x 14'2" (2.60 x 4.34)



with built in wardrobe, built in airing cupboard with wall mounted gas boiler providing domestic hot water and central heating and slatted shelves, radiator, coved ceiling and uPVC double glazed window to front.

### Bedroom 3

10'3" x 8'3" (3.13 x 2.54)



with radiator, coved ceiling and uPVC double glazed window to rear.

### Bedroom 4

7'1" x 8'0" (2.17 x 2.44)



with coved ceiling and uPVC double glazed window to rear.

## **Bathroom**

7'3" x 7'1" (2.21 x 2.17)



and turn right into Maes Ty Gwyn. The property can be found on the left hand side, identified by our For Sale board.

with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, parts tiled walls, shaver point, heated towel rail and uPVC double glazed window to rear.

## **Garage**

with up and over door and power and light connected.

## **Outside**

with decking area, lawned garden with gravel borders and outside tap to rear. Lawned garden to front and driveway for up to 3 cars leading to garage.

## **Services**

Mains gas, electricity, water meter and drainage.

## **Council Tax**

Band E

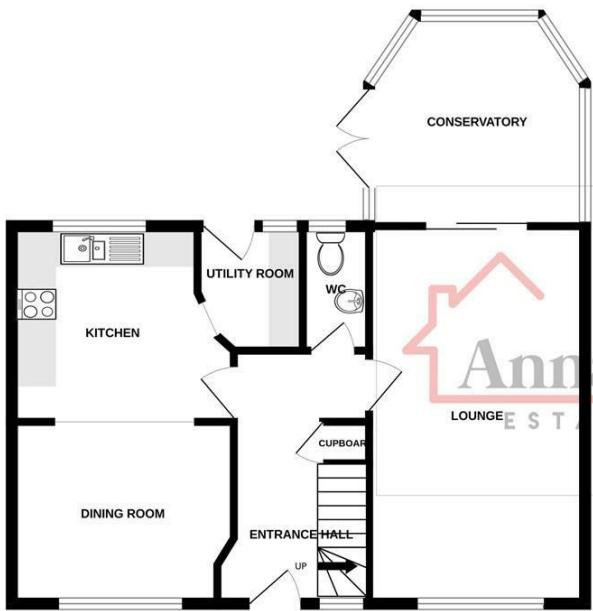
## **NOTE**

All internal photographs are taken with a wide angle lens.

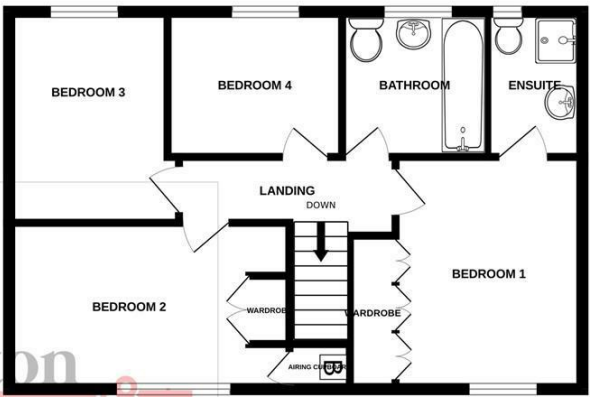
## **Directions**

From Pont Abraham roundabout take the M4 and travel for approx 3 miles and come off at junction 48 and turn right on Pontarddulais Road. Travel approx 1 mile down the A418 and turn left at the traffic lights. Continue down Pontarddulais Road

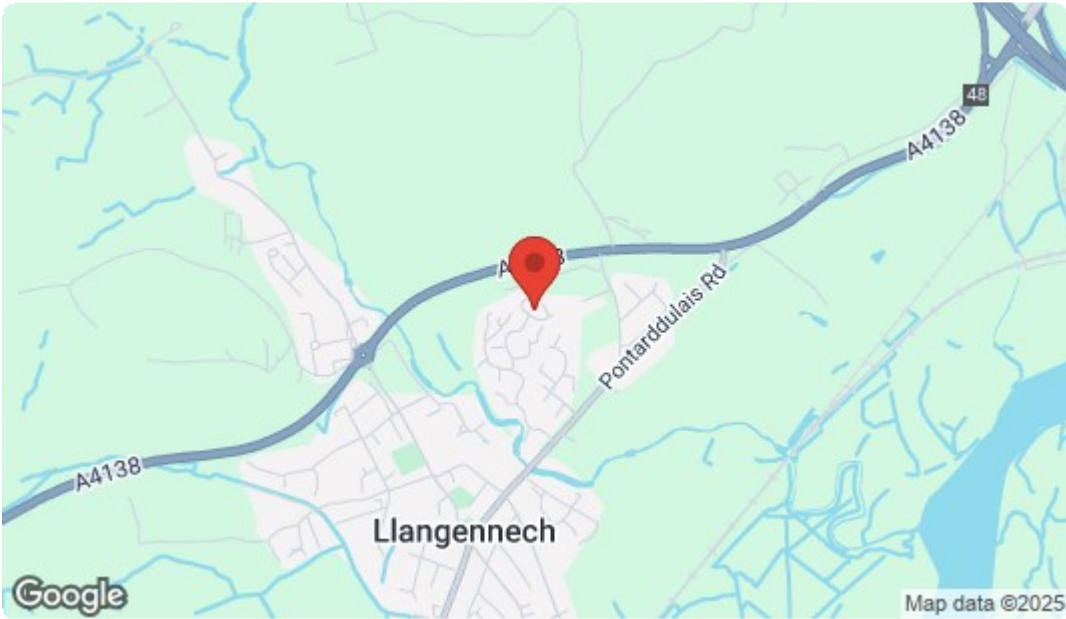
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Please note:  
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.