



12 Heol Morlais, Llangennech, Llanelli, Carmarthenshire, SA14 8SZ

Offers in the region of £399,500

A superb detached house set in elevated location on this popular residential development on the fringe of Llangennech village. The house stands in spacious grounds commanding wonderful distant views towards the Betws and Black Mountains. The versatile accommodation provides: Reception hall; Lounge with feature fireplace; Dining room; Study; Living room; Wet room; Fitted Kitchen / Breakfast room; Utility room; Spacious landing; 5 Double bedrooms; Dressing room / Single bedroom and Bathroom. UPVC double glazing. Gas fired central heating. To the front of the property is an enclosed garden with extensive parking. To the rear a large enclosed garden with decked and patio area affording living living opportunities. Lawned gardens with many mature trees and shrubs. Summerhouse with further patio.

Viewing of this splendid house is highly recommended. BOOK TODAY !

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RECEPTION HALL 12'11" x 9'7" (3.94 x 2.93)



Spiral staircase to 1st floor. Oak effect floor. Feature area of pointed stone wall. Attractive glazed panel UPVC door.



LOUNGE 18'7" x 10'8" (5.67 x 3.26)



Decorative stone fireplace with wood burning stove. Two by windows to front elevation. Oak effect floor. Wall lights. Radiator x "2.



DINING ROOM 10'4" x 8'11" (3.17 x 2.73)

French doors to rear patio. Oak effect floor. Radiator.



STUDY 9'10",13'4" x 7'6" (3,41 x 2.3)

French doors to rear decked patio. Oak effect floor.

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1ST FLOOR -LANDING 12'0" x 8'7" (3.67 x 2.62)

WET ROOM 7'6" x 5'10" (2.3 x 1.8)

Redring electric shower in tiled surround. Pedestal hand basin. Low level w.c. Radiator.

LIVING ROOM 16'6" x 16'6" (5.03 x 5.04)

Fitted range of wardrobes. Radiator X 2.

KITCHEN / BREAKFAST ROOM 14'10" x 11'10" (4.54 x 3.63)



Ceramic sink unit with mixer tap set in granite effect work surface. Integral dishwasher. Zanussi induction hob and twin oven. Fitted range of base units with ample work surface. Pine panel ceiling. Oak effect floor. Radiator.



UTILITY ROOM 12'0" x 6'8" (3.66 x 2.05)

Stainless steel sink unit in work surface. Valant wall mounted gas boiler (fitted 2022), which serves the heating requirements. Plumbed for automatic washing machine. Ceramic tiled floor. Desperate w.c .



Attractive area of feature stone wall. Attractive balustrade. Built in louvre door cupboard.

INNER LANDING 31'2" x 3'11" (9.51 x 1.21)

Access to attic. Radiator.

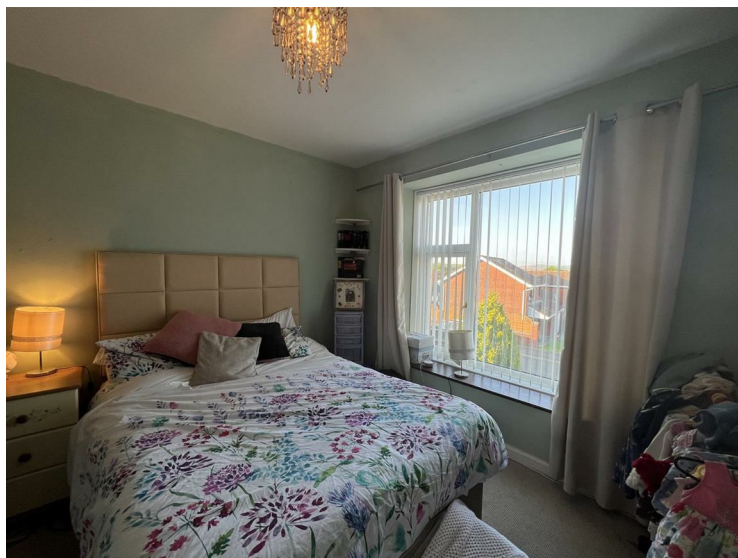
BEDROOM 15'5" x 11'10" (4.72 x 3.63)



Radiator x 2.

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BEDROOM 18'6" x 8'6" (5.66 x 2.61)



DRESSING ROOM / SINGLE BEDROOM 11'2" x 6'4" (3.41 x 1.94)

Fitted shelving. Radiator.

Radiator.

BEDROOM 11'11" x 11'0" (3.65 x 3.37)



Radiator.

BEDROOM 11'11" x 9'8" (3.65 x 2.95)

Radiator.

BEDROOM 12'0" x 9'3" (3.66 x 2.82)

Radiator.

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BATHROOM 9'5" x 7'7" (2.88 x 2.33)



Paneled bath with shower above and tiled and glazed surround. Hand basin with mixer tap on vanity. Low level w.c. Tiled effect floor. Fully tiled walls. Radiator.



OUTSIDE



To the front of the property is a spacious enclosed garden area together with extensive parking.



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REAR GARDEN



Immediately to the rear of the house is a decked and paved patio which provides an outside space ideal for outdoor living. Beyond this there are large areas of lawned garden throughout which there are many specimen trees and shrubs.



SUMMER HOUSE



Opening onto a side patio area.



SERVICES

We are advised that the property is connected to all mains services.

COUNCIL TAX

We are advised that the property is in council tax band "E".

HOMEBUYERS SURVEY

If you are considering buying a home, make sure that you are not buying a
PROBLEM

Contact one of our property offices to arrange an
RICS HOMEBUYERS SURVEY & VALUATION

N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also

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any Planning, Rights of Way, Easements, or other matters relating to it.

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

PROOF OF IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

EDUCATION

A wide range of state schools are to be found in Gorslas, Cefneithin, Ammanford and Carmarthen - www.carmarthenshire.gov.uk. Private schools include Llandovery College and St Michaels, Llanelli (independent schools www.isc.co.uk)

SPORTING & RECREATIONAL

There are wonderful opportunities for walking and cycling from the property. The Rivers Towy and Cothi are noted for their fishing, membership of associations in by application. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Aberglasney and the Botanic Garden of Wales within half an hours drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

VIEWING.

Strictly by appointment only with the agents BJP Residential.

WEBSITE

Llandeilo 01558 822468 View all our properties on: www.bjpresidential.co.uk; www.rightmove.co.uk; www.zoopla.co.uk; www.primelocation.com, or www.onthemarket.com

