



Gate Road , Llanelli SA14 7RW

- Detached Property With Three Double Bedrooms
- Commercial Size Detached Garage With Working Pit
 - Off Road Parking
 - Easy Access To A48/M4 Junction 49
- EPC: D & Solar Panels (Owned By Property)
- Three Reception Rooms
- Out Building & Utility Room
- CHAIN FREE PROPERTY
 - Village Location
- Viewing Recommended To Appreciate All This Property Has To Offer

Asking Price £349,995 Freehold





Location

Description

Welcome to this charming detached house on Gate Road that offers a perfect blend of comfort and convenience. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The three well-appointed double bedrooms ensure that there is plenty of room for family or guests.

One of the standout features of this home is the commercial-sized detached garage, complete with a working pit, making it an ideal space for car enthusiasts or those in need of extra space. The property also boasts generous off-road parking.

Being chain-free, this home presents a smooth transition for potential buyers, allowing for a swift move-in process. The village location offers a tranquil lifestyle while still being within easy reach of local amenities and transport links.

This property is a wonderful opportunity for those seeking a spacious family home with the added benefit of extensive parking and a versatile garage. Don't miss the chance to make this charming house your new home. EPC: D

Entrance Hallway

Access via uPVC double glazed door, radiator, staircase to first floor.

Lounge

12'43" x 11'44" approx

Two uPVC double glazed windows facing side, multi fuel burner, radiator, double doors leading into conservatory.

Conservatory

13'86" x 9'86" approx

uPVC double glazed windows and double doors to rear garden, two radiators.

Reception Two

14'12" x 7'72" approx

uPVC double glazed window facing front, radiator.

Reception Three

13'77" x 9'49" approx

uPVC double glazed window facing front, radiator.

Kitchen

11'53" x 8'91" approx

Fitted with matching base and wall units with work surface over and breakfast bar, stainless steel sink, integrated dishwasher, space for integrated fridge/ freezer and space for electric oven. uPVC double glazed window facing side and door to side.

Landing

Hatch to attic space (partly boarded with drop down ladder)

Bedroom One (L-Shaped)

14'75" x 13'14" x 9'74" approx

Two uPVC double glazed windows facing front and two radiators.

Bedroom Two

14'55" x 7'70" approx

uPVC double glazed window facing front, radiator.

Bedroom Three

11'40" x 9'55" approx

uPVC double glazed window facing rear, fitted wardrobe, radiator.

Family Bathroom

10'02" x 7'45" approx

Fitted with a four piece suite comprises of shower, bath, low level W.C., and vanity unit sink. uPVC double glazed window facing rear with obscure glass.

External

Lawn areas, tiered patio area to rear and patio area to side with wood storage. Detached garage with ample off road parking.

Commercial Size Detached Garage With Pit

Commercial size Detached Garage with Working Pit (with lighting), power and lighting, roller garage door. uPVC double glazed windows facing rear and side and door to side. Two storage areas.

Storage Room & Utility Room

Detached Building with power and lighting, uPVC double glazed window.

Utility room with low level W.C., and wall mounted sink, plumbing for washing machine and space for tumble dryer. uPVC double glazed window with obscure glass

Disclaimer



GENERAL INFORMATION: Viewings are strictly by appointment through Cymru Estates.

SERVICES: We understand that the property may benefit from mains electricity, gas, oil, water, sewerage, private drainage, LPG, or other private services, although these may vary from property to property. None of the services, systems, appliances, or equipment referred to in these particulars have been tested by Cymru Estates, and prospective purchasers should make their own enquiries to satisfy themselves as to their condition, functionality, and compliance with current regulations.

IMPORTANT NOTICE: These particulars are intended to provide a fair description of the property for guidance only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, dimensions, and room sizes are approximate and should not be relied upon for flooring, furnishings, or other precise requirements. Any reference to fixtures, fittings, alterations,

planning permissions, tenure, boundaries, condition, views, gardens, or outdoor space should be independently verified by the purchaser. Prospective purchasers are strongly advised to contact our office with any specific enquiries relating to the property before arranging to travel to view.

DRAFT PARTICULARS: These property details have been prepared using information provided by the seller and are subject to approval. They may be amended or updated without notice. Please contact our office for the most up-to-date version.

PHOTOGRAPHS: Photographs, images, and virtual tours are provided for illustrative purposes only and may have been taken at a date prior to marketing. Items shown within photographs may not be included in the sale. Colours, finishes, and appearances may differ from those shown.

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LEGAL INFORMATION: Information relating to tenure, boundaries, rights of way, easements,



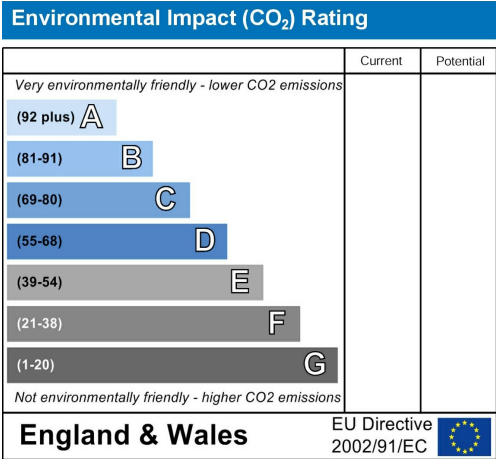
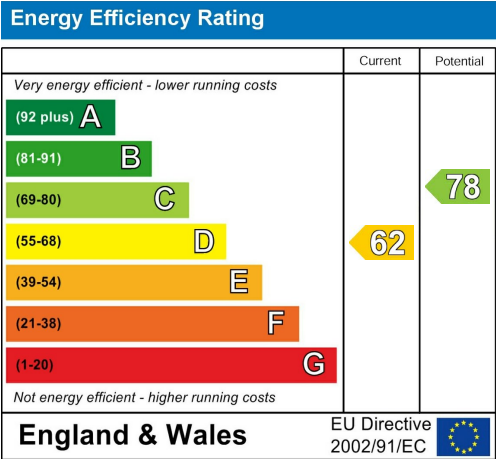




restrictions, covenants, planning permissions, and building regulations should be verified by the purchaser's solicitor or legal adviser prior to exchange of contracts.



Local Authority Carmarthenshire
 Council Tax Band D
 EPC Rating D



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