



## Heol Y Foel

Foelgastell, Llanelli SA14 7EL

- Detached Four Double Bedroom Property
  - Four Reception Rooms
  - Garage With Off Road Parking
  - EPC:D
  - Village Location
- Set in its own Ground Approx 0.25 acres
  - Family Bathroom & Ensuite
  - Kitchen With Dining Area & Utility Room
  - Freehold Property
- Easy Access to M4 Junction 49 Road Links

**Offers In The Region Of £515,000 Freehold**







## Location

## Description

Situated in the charming village of Foelgastell, this elegant detached property offers a perfect blend of comfort and style. Set within its own grounds of approximately 0.25 acres, the property boasts ample space for both relaxation and entertainment.

Upon entering, you will find four generously sized double bedrooms, providing plenty of room for family and guests. The four reception rooms are versatile and can be tailored to suit your lifestyle, whether you desire a formal dining area, a cosy lounge, or a vibrant playroom. The layout of the home is designed to create a warm and inviting atmosphere, ideal for both quiet evenings and lively gatherings.

The property features two well-appointed bathrooms, ensuring convenience for all occupants. Additionally, off road parking leading to an integral garage is available, making it easy for you and your visitors to come and go with ease.

Located conveniently near M4 junction 49, this home offers excellent transport links, making it an ideal choice for commuters. The village setting provides a peaceful retreat while still being within reach of local amenities and attractions.

This delightful property is a rare find, combining spacious living with a picturesque location. It is perfect for those seeking a tranquil lifestyle without sacrificing accessibility. Do not miss the opportunity to make this elegant house your new home. EPC:D Freehold PropertyVillage Location Easy.

## Hallway

14'11" x 9'10" approx

Storage cupboard, radiator, stair case to first floor.



### **Kitchen/ Breakfast Room**

13'9" x 12'2" approx

Fitted with matching base and wall units with worksurface over, electric oven, grill and hob with extractor hood over, one and a half sink with drainer and mixer tap. uPVC double glazed window facing rear, radiator.

### **Utility Room**

Fitted with matching base and wall units with worksurface over, plumbing for dishwasher and washing machine, stainless steel sink with mixer tap and drainer, radiator, uPVC double glazed door and window to rear garden.

### **Living Room**

19'8" x 14'1" approx

uPVC double glazed bay windows facing front, double doors to rear garden and conservatory, two radiators, doors leading to sitting room.

### **Conservatory**

11'1" x 11'1" approx

uPVC double glazed windows and door to rear garden.

### **Sitting Room**

11'11" x 11'2" approx

uPVC double glazed double doors to rear garden, double doors leading to living room, radiator.

### **Dining Room**

18'4" x 10'0" approx

uPVC double glazed bay windows facing front, radiator.

### **Cloakroom**

Fitted with a two piece suite comprising of low level W.C., and pedestal wash hand basin, fitted wardrobes, radiator.

### **Integral Garage**

20'7" x 15'0" approx

Power and lighting

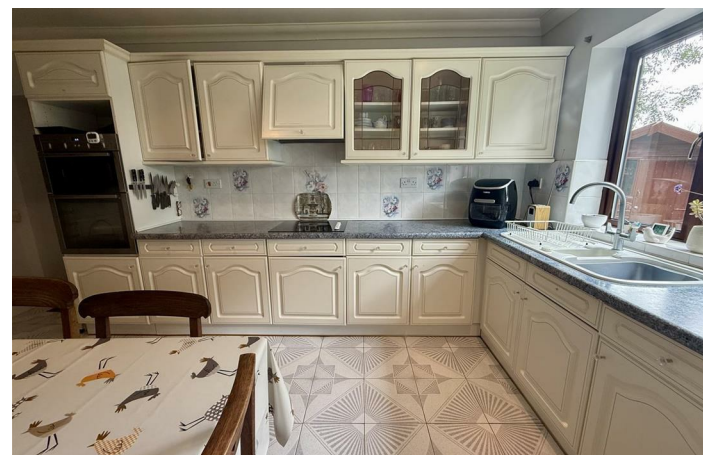
### **Landing**

uPVC double glazed window facing front, storage cupboard housing hot water tank, attic hatch, radiator.

### **Master Bedroom**

14'1" x 13'9" approx

uPVC double glazed window facing rear, radiator.





### En-Suite

Fitted with a three piece suite comprising of shower, low level W.C., and wall mounted wash hand basin. uPVC double glazed window facing rear with obscure glass.

### Bathroom Two

21'9" x 12'0" approx  
uPVC double glazed window facing rear, radiator.

### Bedroom Three

18'4" x 10'0" approx  
uPVC double glazed window facing front, radiator, access to eaves storage area.

### Bedroom Four

10'6" x 7'7" approx  
uPVC double glazed window facing rear, radiator.

### Family Bathroom

Fitted with a three piece suite comprising of bath, low level W.C., and wall mounted wash hand basin. uPVC double glazed window facing rear with obscure glass, radiator.

### Garage & Off Road Parking

Integral garage with off road parking to front, power and lighting.

### External

Set in its own grounds mainly laid to lawn, approx 0.25 acres, mature flower beds with mature shrubbery, detached storage shed, Wooden Garden Gazebo.

### Disclaimer

#### GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

#### IMPORTANT INFORMATION

These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as









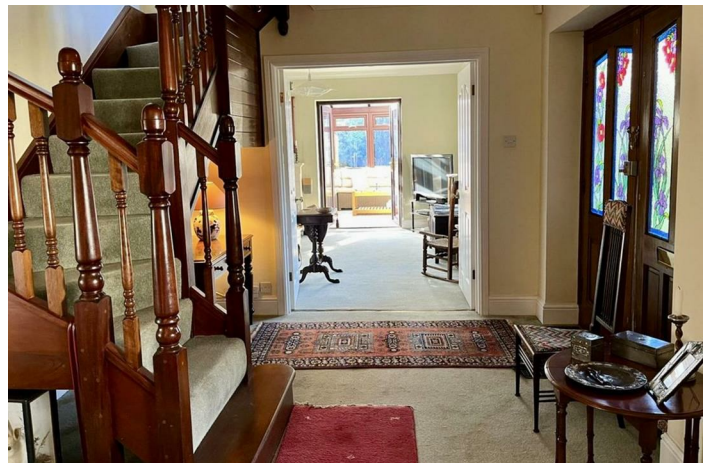
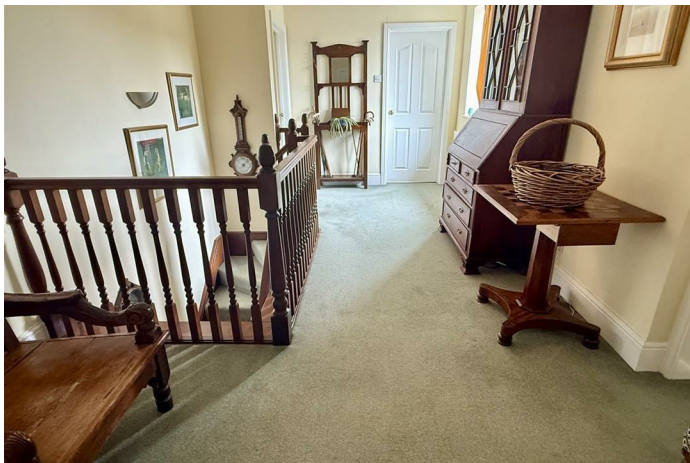




statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

#### DRAFT

These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.



Local Authority Carmarthenshire  
Council Tax Band F  
EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(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



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.