



Derlwyn Close Foelgastell, Llanelli SA14 7ER

- Detached Five Bedroom Dormer Bungalow
- Bespoke Oak Kitchen Dining Room With Separate Utility & Conservatory
- Solid Oak Doors Throughout Property
- Integral Garage With Off Road Parking For Several Vehicles
- CHAIN FREE
- Family Shower Room With Two Further En-Suites
- Oil Central Heating With Two LPG Gas Fires
- Gated Access On Private Road
- EPC:D Freehold Property
- Viewing By Appointment Only

Offers Over £399,950 Freehold





Location

Description

This beautifully presented and highly versatile five-bedroom detached dormer bungalow, occupying a peaceful position at the end of a private no-through road comprising just two detached homes. Situated on the edge of the sought-after village of Foelgastell and enjoying a backdrop of open countryside, the property combines spacious family living with a tranquil rural setting, whilst remaining conveniently located for access to the M4 at Junction 49.

The accommodation extends across two floors and offers a flexible layout ideally suited to modern family life, multi-generational living, or those seeking adaptable work-from-home space.

A welcoming entrance hall leads into reception area, with a cloakroom/boiler room providing practical storage. The spacious sitting room features a gas fireplace, creating a warm and inviting atmosphere.

At the heart of the home is the superb bespoke oak kitchen with granite worktops and a range cooker. The adjoining dining space creates an ideal setting with French doors open into the conservatory. A separate utility room provides additional storage and practicality, with direct access to the rear garden.

The ground floor also offers exceptional flexibility, with two generous double bedrooms that could equally serve as additional reception rooms, home offices or hobby spaces depending on individual requirements. A well-appointed family shower room completes the ground floor accommodation.

The first floor comprises of three further bedrooms, two of which benefit from en-suite facilities, with one en-suite incorporating both a bath and separate shower and numerous built-in storage cupboards enhance the practicality of the first-floor layout.

Externally the property is approached via a private gated entrance leading to a tarmac driveway, providing ample parking for several vehicles. An integral garage with electric roller door, power and lighting offers excellent storage and workshop potential.

The garden is a particular feature of the property, wrapping around the rear and enjoying a high degree of privacy. With a lawned area and well-stocked flower and shrub borders containing a variety of established plants, creating colour and interest throughout the year. A patio terrace and charming pergola seating area provide ideal spaces for outdoor dining and relaxation, where the peaceful sounds of the surrounding countryside can be fully appreciated. Two detached storage sheds further enhance the property's practicality. Freehold Property, EPC:D, CHAIN FREE property. Oil Central Heating throughout with two LPG gas fires.

Entrance Hallway

Approach via a feature Door, uPVC double glazed window facing front, dog leg staircase to first floor, storage cupboard, radiator.

Cloak Room/Boiler Room

Worcester oil boiler, uPVC double glazed window facing side. Storage space.

Reception One

15'61" x 12'67" approx

uPVC double glazed window facing front, radiator, feature brick fireplace with gas fire, timber mantle.

Kitchen with Dining Area

22'10" x 11'48" approx

Fitted with a bespoke oak kitchen units with granite worksurface over, integrated dishwasher and undercounter fridge, range cooker with extractor hood over, sink with mixer tap. Two radiators, uPVC double glazed window facing rear, French doors leading to conservatory from dining area.

Conservatory

13'66" x 10'80" approx

uPVC double glazed windows, French doors to rear garden, freestanding gas fire, radiator.

Utility Room

11'46" x 6'70" approx

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

Rear Hallway

uPVC double glazed door to rear garden, radiator.

Bedroom Three

11'96" x 10'48" approx

uPVC double glazed window facing rear, radiator.

Bedroom Four

10'88" x 9'65 approx

uPVC double glazed window facing front, radiator.

Ground Floor Shower Room

8'45" x 5'41" approx

Fitted with a three piece suite comprises of vanity unit with low level W.C., and wash hand basin and shower cubicle. uPVC double glazed window facing side with obscure glass. radiator.

Landing

Access to first floor rooms.

Master Bedroom

18'98" x 13'32" approx

Two uPVC double glazed windows facing side and rear, radiator, fitted wardrobes, door leads to en suite.

En-Suite

Fitted with a three piece suite comprises of shower, low level W.C., and pedestal wash hand basin. Velux style window, heated towel rail.

Bedroom Two

15'80" x 13'63" approx

Two uPVC double glazed windows facing front and side, radiator, fitted wardrobes, door leads to en suite.

En-Suite

Fitted with a four piece suite comprises of shower, bath, low level W.C., and pedestal wash hand basin. Velux style window, heated towel rail.

Bedroom Five/Study

uPVC double glazed window facing front, radiator.



Integral Garage

18'31" x 10'84" approx

Power and lighting, roller door, belfast sink, uPVC double glazed double doors to rear garden.

External

Front: Approach via electric gate to tarmacadam drive way, Off road parking for several vehicles, Access to integral garage, gated side access to rear of property.

Rear: Patio area, lawn area, pergola, two wooden sheds.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, Lpg gas, 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	65	68
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Ground Floor



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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.