



## Maes Becca

Llannon, Llanelli SA14 6AX

- Detached Property
- Three Reception Rooms
- Garage & Off Road Parking
  - CHAIN FREE
  - Village Location
- Four Bedrooms
- Family Bathroom & En-Suite
  - Front & Rear Gardens
  - LPG Gas Central Heating
  - EPC:tbc. FREEHOLD

**Asking Price £349,950 Freehold**





## Location

### Description

Located in the charming village of Llannon, this delightful detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The layout includes three well-appointed reception rooms, providing ample space for relaxation and entertainment. The house features a family bathroom, an ensuite, and an additional WC, ensuring that the needs of a busy household are well catered for. The property is chain-free, allowing for a smooth and straightforward purchase process. Outside, you will find generous parking facilities, accommodating up to several vehicles, along with a garage for added convenience. The off-road parking ensures that you and your guests will always have a secure place to park. Living in Llannon offers a peaceful village atmosphere while still being within easy reach of Llanelli and Cross Hands amenities. This property presents an excellent opportunity for those looking to settle in a friendly community. With its spacious interiors and practical features, this home is ready to welcome its new owners. Don't miss the chance to make this lovely house your new home. EPC: tbc. Freehold Property. CHAIN FREE

### Hallway

Access via front door, radiator, staircase to first floor, understairs storage cupboard.

### Lounge

16'5" x 10'7" approx  
uPVC double glazed window facing front, radiator, electric fireplace.

### Dining Room

9'9" x 9'0" approx  
uPVC double glazed double doors to rear garden, radiator.

### Reception Three

16'4" x 7'7" approx  
uPVC double glazed window facing front, radiator.

### **Kitchen Breakfast Room**

11'2" x 9'9" approx

Fitted with matching base and wall units with worksurface over, stainless steel sink with mixer tap and drainer, space and plumbing for dishwasher, space for fridge/ freezer, electric oven and hob with extractor hood over. uPVC double glazed window facing rear.

### **Utility Room**

5'8" x 5'2" approx

Fitted with matching base and wall units, plumbing for washing machine and space for tumble dryer, door to rear garden, radiator.

### **Cloakroom**

5'2" x 3'9" approx

Fitted with a two piece suite comprising of wall mounted sink and low level W.C. uPVC double glazed window facing side with obscure glass.

### **Landing**

Hatch to loft space, cupboard housing water tank.

### **Bedroom One**

13'5" x 10'8" approx

uPVC double glazed window facing front, built in wardrobe, radiator, storage cupboard.

### **En-suite**

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

### **Bedroom Two**

12'0" x 8'2" approx

uPVC double glazed window facing front, built in wardrobe, radiator.

### **Bedroom Three**

11'3" x 7'6" approx

uPVC double glazed window facing rear, radiator.

### **Bedroom Four**

9'1" x 8'1" approx

uPVC double glazed window facing rear, built in wardrobe.

### **Family Bathroom**

7'6" x 5'9" approx

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



## Garage

16'9" x 8'6" approx

Power and lighting, up and over door.

## External

External Front: Lawn area, off road parking.

External Rear: Patio area, lawn area, cold water tap, gas tank.

## 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 E  
 EPC Rating

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Cymru Estates Sales Office**

23a Llandeilo Road, Cross Hands,  
 Llanelli, Dyfed, SA14 6NA

**Contact**

01269 846746  
 crosshands@cymruestates.com  
 www.cymruestates.com

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.