



Parc Newydd

Foelgastell, Llanelli SA14 7EQ

- Detached Dormer Bungalow
 - Kitchen/ Dining Room
 - Off Road Parking
 - Village Location
 - EPC: D
- Four Bedrooms
- Garage With Utility Area
- Oil Central Heating
 - Freehold
- Featured Property

Asking Price £274,950 Freehold





Location

Description

Located in the village of Foelgastell, this delightful dormer-detached property offers a perfect blend of comfort and convenience. With four spacious bedrooms and two well-appointed bathrooms, this home is ideal for families seeking both space and functionality. Upon entering, you are welcomed into a generous reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The property boasts a well-designed layout, ensuring that each room flows seamlessly into the next, enhancing the overall living experience.

The exterior of the home is equally impressive, featuring both front and rear gardens that offer a tranquil outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, the property includes a garage with off-road parking.

Situated conveniently near M4 junction 49, this property provides excellent transport links, making it an ideal choice for commuters. The village location adds to the appeal, offering a sense of community while still being within easy reach of local amenities.

This home is a wonderful opportunity for those looking to settle in a peaceful yet accessible location. With its ample living space, outdoor areas, and convenient parking, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own. EPC: D.

Entrance Hallway

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

Kitchen/ Dining Room

11'9" x 8'5" approx (kitchen) 11'4" x 10'6" approx
Kitchen Area: Base and wall units with work surface over, 1.5 bowl sink with mixer tap, electric oven and hob with extractor hood over, plumbing for washing machine, uPVC double glazed window facing side and door to side, radiator.

Dining Area: uPVC double glazed sliding doors to rear garden, radiator.

Lounge

16'8" x 11'3" approx
uPVC double glazed window facing front, radiator, electric fireplace.

Bedroom One

11'2" x 10'5" approx
uPVC double glazed window facing rear, radiator.

Bedroom Two (currently used as study)

11'2" x 10'2" approx
uPVC double glazed window facing front, radiator.

Family Bathroom

8'8" x 6'10" approx
Fitted with a three piece suite comprising of corner bath, low level W.C., and pedestal sink. uPVC double glazed window facing side with obscure glass, radiator.

Landing

Velux window, two storage cupboards.

Bedroom Three

14'3" x 11'9" approx
uPVC double glazed window facing rear, radiator.

Bedroom Four

14'3" x 10'2" approx
uPVC double glazed window facing front, radiator.

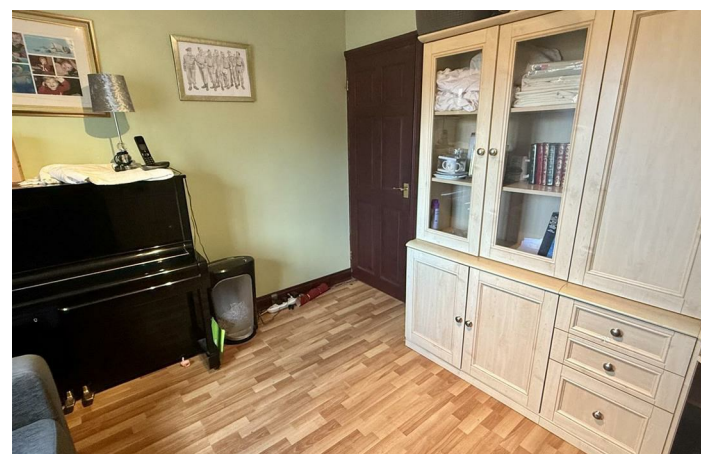
Family Bathroom

7'4" x 7'0" approx
Fitted with a three piece suite comprising of shower, low level W.C., and pedestal sink. Velux window, radiator, airing cupboard.

External

Front: Off road parking, side access, front garden with ornamental chippings.

Rear: Access to garage, decking area, patio area, ornamental chippings.



Garage

Access via uPVC double glazed door and window facing rear.

Utility Area: Plumbing for washing machine and space for tumble dryer.

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.

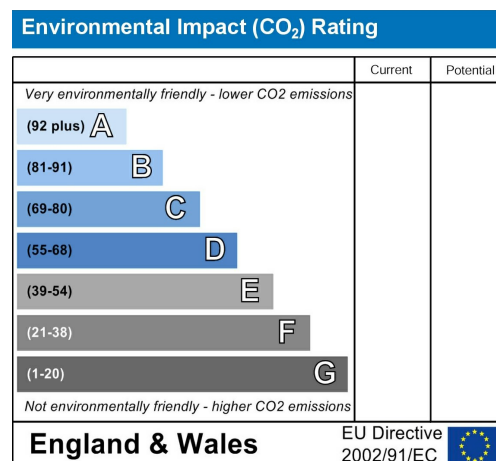
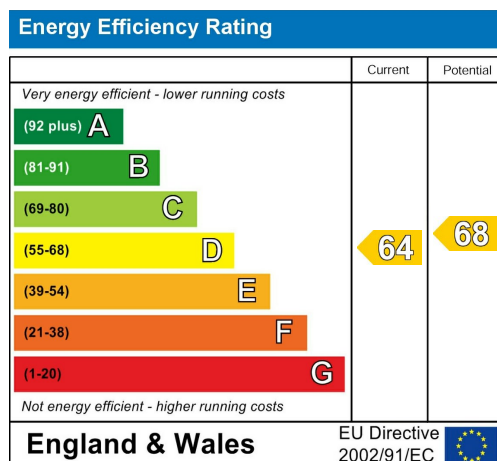








Local Authority Carmarthenshire
Council Tax Band D
EPC Rating D



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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.