



Rhos Y Bryn Cefneithin, Llanelli SA14 7DQ

- Detached Bungalow
- Family Bathroom & En-suite
- M4 Junction 49 Connections
- Electric Solar Panel Heating System
- EPC:C. Freehold
- Three Double Bedrooms
- Detached Garage With Off Road Parking
- Open Plan Family Kitchen/ Dining Room
- Lounge & Sun Room
- Early viewing recommended!!

Asking Price £399,950 Freehold





Location

Description

Nestled in the charming village of Cefneithin, Llanelli, this modern detached bungalow at Rhos Y Bryn offers a delightful blend of comfort and elegance. With three well-proportioned bedrooms and two stylish bathrooms, this property is perfect for families or those seeking a peaceful retreat. Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The elegantly styled interiors create a warm and welcoming atmosphere, making it easy to envision yourself enjoying life in this lovely home.

One of the standout features of this property is its generous gardens, which are larger than average and offer stunning open countryside views. This outdoor space is ideal for gardening enthusiasts or for simply enjoying the tranquillity of nature. The bungalow also boasts parking for up to several vehicles, ensuring convenience for you and your guests.

Situated conveniently near M4 Junction 49, this property provides excellent transport links, making it easy to explore the surrounding areas or commute to nearby towns and cities. The village location adds to the charm, offering a sense of community while still being close to essential amenities.

In summary, this beautifully presented bungalow in Cefneithin is a rare find, combining modern living with the serenity of village life. With its spacious layout, stunning gardens, and convenient location, it is an opportunity not to be missed. Freehold. EPC:C.

L-shaped Entrance Hallway

19'3" x 17'9" x 5'0" approx

Access via uPVC double glazed composite door, double door airing cupboard with shelving housing the solar water heating tank, hatch to attic space (partially boarded)

Open Plan Kitchen/ Dining Room

21'4" x 13'0" approx

Fitted with a range of matching base and wall units with work surfaces over, single drainer sink unit with mixer tap over and drainer, integrated hob with canopied extractor hood over and integrated oven and grill, integrated dishwasher, open plan to the Dining Area. uPVC double glazed window rear and double doors to side with open countryside views.

Sun Room

11'8" x 9'9" approx

Two uPVC double glazed windows to either side, uPVC double glazed patio doors to rear, electric storage heater.

Utility Room

11'9" x 5'6" approx

Fitted with matching base and wall units with work surface over, plumbing for washing machine and space for tumble dryer, space for fridge/ freezer and uPVC double glazed door to side with obscure glass.

Lounge

13'4" x 11'09" approx

uPVC double glazed window facing front, wall mounted electric heater.

Master Bedroom

16'3" x 9'8" approx

uPVC glazed window facing front, wall mounted electric heater, door through to the En-Suite/ Shower Room.

En-Suite Shower Room

6'11" x 5'3" approx

Fitted with a three piece suite comprising of shower cubicle, low level W.C, vanity unit, vanity wash hand basin. Wall mounted towel heater, uPVC double glazed window facing side with obscure glass.

Bedroom Two

13'4" x 9'5" approx

uPVC double glazed window facing front, wall mounted electric heater.

Bedroom Three

9'11" x 9'4" approx

uPVC double glazed window facing rear, wall mounted electric heater.



Family Bathroom

9' 3" x 7'9" approx

Fitted with a four piece suite comprising of panelled bath, vanity unit with low level W.C., and wash hand basin, shower cubicle, wall mounted towel rail heater, uPVC double glazed window to rear with obscure glass.

Externally

Front: Driveway to side and front of property with ample off road parking, lawn area, decorative tiered garden, gated side access.

Rear: Detached garage, lawn area and patio areas with open countryside views.

Detached Garage

Power and lighting, electric remote controller roller door, EV home charging outlet, uPVC double glazed window and door to side.

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.

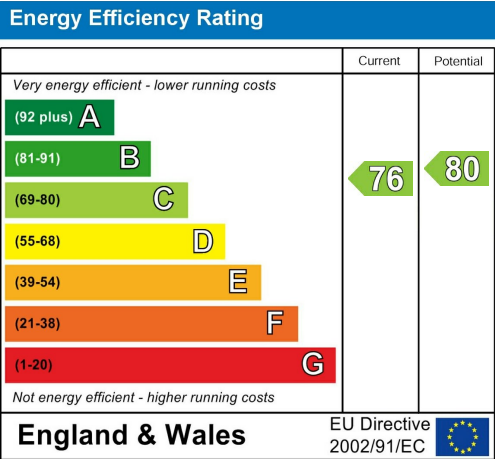








Local Authority Carmarthenshire
Council Tax Band E
EPC Rating C



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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.