



Parc Y Gelli

Foelgastell, Llanelli SA14 7AQ

- Detached Property
- Kitchen/ Diner & Two Receptions Rooms
- Air Source Heating With Underfloor Heating to Ground and First Floor
- Newly Fitted Solar Panels
- EPC: A
- Five Bedrooms two En-Suites and Family Bathroom
- Converted Garage with Off Road Parking
- Rear Garden With Patio Area
- Freehold
- Viewing By Appointment Only

Asking Price £399,950 Freehold





Location

Description

Nestled in the charming area of Parc Y Gelli, Foelgastell, this impressive detached house offers a perfect blend of comfort and modern living, making it an ideal family home. With five generously sized double bedrooms, there is ample space for the entire family to enjoy their own privacy while still being together. The property boasts two inviting reception rooms, providing versatile spaces for relaxation and entertainment. Whether you wish to host family gatherings or enjoy quiet evenings, these rooms cater to all your needs. The house features three well-appointed bathrooms, ensuring convenience for busy mornings and accommodating guests with ease. For those who appreciate outdoor living, the property includes a delightful rear garden, perfect for children to play or for hosting summer barbecues. Additionally, off-road parking is available, offering a practical solution for families with multiple vehicles. The home is equipped with modern air source heating and underfloor heating to ground a first floor, ensuring a warm and comfortable environment throughout the year. This energy-efficient system not only enhances the living experience but also contributes to lower energy bills. In summary, this detached house in Parc Y Gelli is a wonderful opportunity for families seeking a spacious and well-equipped home in a peaceful setting. With its generous living spaces, modern amenities, and lovely outdoor area, it is sure to meet the needs of any discerning buyer. EPC: A

Entrance Hallway

15'0" x 6'8" approx
Access via uPVC double glazed composite door, staircase to first floor.

Lounge

15'4" x 12'11" approx
uPVC double glazed doors to rear garden.

Reception Two

9'11" x 9'7" approx
uPVC double glazed window facing front.

Kitchen/ Dining Room

26'0" x 8'8" approx
Fitted with matching base and wall units with worksurface over and breakfast bar, integrated electric oven and hob with extractor hood over, stainless steel sink with mixer tap and draining board, plumbing for dishwasher, space for fridge/freezer. Two uPVC double glazed windows facing front and rear.

Cloakroom

5'7" x 3'0" approx
Fitted with a two piece suite comprising of low level W.C., and wall mounted sink.

Utility Room

11'7" x 6'10" approx
Fitted with base units with worksurface over, plumbing for washing machine and space for tumble dryer, stainless steel sink with mixer tap and drainer, uPVC double glazed window facing rear and door to rear garden, storage cupboard.

Landing

Airing cupboard, stair case to second floor.

Bedroom Two

12'2" x 10'11" approx
uPVC double glazed window facing rear, access to en-suite and storage room.

En-Suite

8'1" x 4'6" approx
Fitted with a three piece suite comprising of shower, wash hand basin and low level W.C., uPVC double glazed window facing side with obscure glass.

Bedroom Three

13'5" x 9'8" approx
uPVC double glazed window facing rear.

Bedroom Four

10'0" x 6'4" approx
uPVC double glazed window facing front.

Bedroom Five

9'9" x 8'9" approx
uPVC double glazed window facing front.



Family Bathroom

8'5" x 6'4" approx

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

Landing area

Storage cupboard/ wardrobe.

Master Bedroom

16'10" x 13'6" approx

uPVC double glazed window facing front and velux window to rear, two radiators.

En-suite/ Walk in Wardrobe

16'10" x 8'9" approx

Fitted with a three piece suite comprising of shower, wash hand basin and low level W.C., Wardrobe area, uPVC double glazed window facing front and Velux window to rear, two radiators.

External

Front: Off road parking, gated side access.

Rear: Lawn area and patio area.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

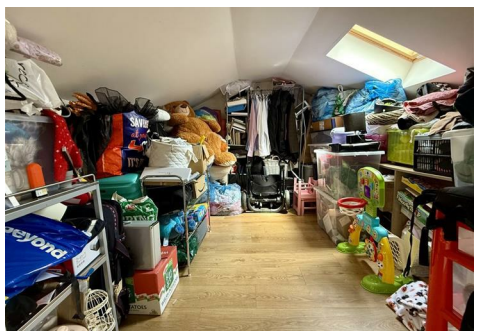
SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

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.

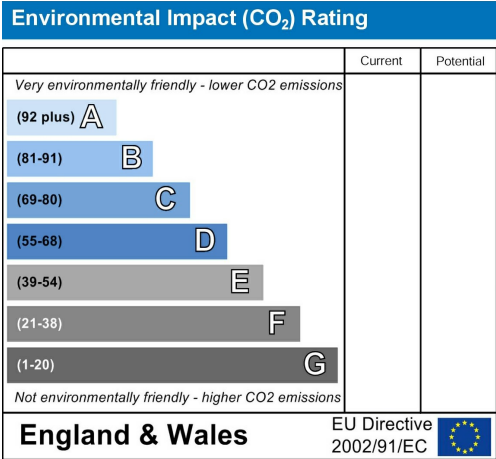
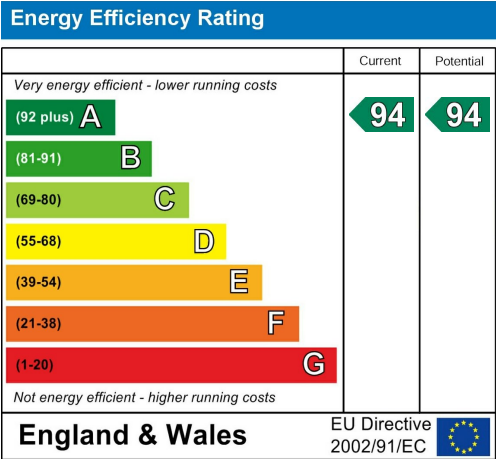








Local Authority Carmarthenshire
 Council Tax Band F
 EPC Rating A



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.