



## Parc Y Gelli

Foelgastell, Llanelli SA14 7AQ

- Semi Detached Property
- Bathroom & En-suite
- Underfloor Heating
- M4 Junction 49 Location
- Solar Thermal
- Three Bedrooms
- Off Road Parking To Front Of Property
- Village Location With All Local Amenities
- Air Source Heat Pump
- EPC:C. FREEHOLD

**Asking Price £208,950 Freehold**





## Location



## Description

Located in the charming village of Foelgastell, this modern semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families. The property boasts a family bathroom and ensuite, ensuring ample facilities for all residents. The modern design and fresh interiors create a welcoming atmosphere, making it easy to envision yourself settling in and making it your own.

Situated in a peaceful cul-de-sac, this home provides a tranquil environment while still being conveniently located near the M4 junction 49, allowing for easy access to nearby towns and cities. Additionally, the property includes off road parking for two vehicles to front of the property, a valuable feature in today's busy world.

This lovely home in Parc Y Gelli is not just a place to live; it is a wonderful opportunity to enjoy a modern lifestyle in a picturesque village setting, this property is sure to impress with its blend of modern amenities and serene surroundings.

EPC:C. Freehold.

## Entrance Hallway

Access via composite door, uPVC double glazed window facing front of property, built in storage cupboard, wood flooring.

## Lounge

16'2" x 12'8" approx  
uPVC double glazed window facing front of property, staircase to first floor, understairs storage cupboard, wood flooring.

## Kitchen Dining Room

16'2" x 11'7" approx  
Fitted with a range of matching base and wall units, stainless steel sink, four ring induction hob with extractor hood over and electric oven, plumbing for dishwasher, breakfast bar, walls part tiled, tiled flooring, downlights, uPVC double glazed french doors leads to rear garden.



## Utility Room

5'7" x 4'1" approx

Fitted with a range of base and wall units, plumbing for washing machine, part tiled walls, tiled flooring, Velux window facing side of property.

## W.C. Cloak Room

5'7" x 3'6" approx

Fitted with a two piece suite comprising of low level WC, vanity wash hand basin, walls part tiled, tiled flooring, uPVC double glazed window facing rear of property with obscure glass.

## First Floor Landing

Open tread stairs to second floor, built in cupboard, wood flooring, uPVC double glazed window facing front of property.

## Bedroom Two

12'7" x 8'9" approx

uPVC double glazed window facing rear of property.

## Bedroom Three

10'4" x 9'8" approx

uPVC double glazed window facing front of property.

## Family Bathroom

Fitted with a three piece suite comprising of low level W.C., wash hand basin, panelled bath with mains shower over, part tiled walls, tiled flooring, extractor fan, uPVC double glazed window facing rear of property with obscure glass.

## Second Floor Landing

Built in cupboard/ wardrobe.

## Bedroom One

16'7" x 9'6" approx

Built in wardrobe, two radiators, uPVC double glazed window facing front of property and Velux window facing rear of property.

## En Suite

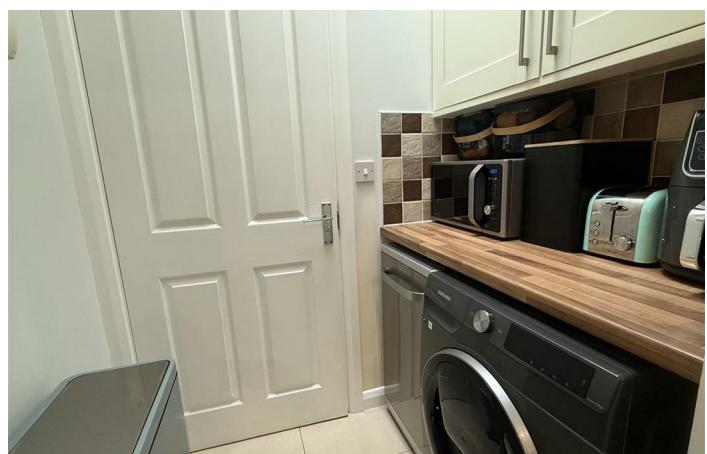
7'2" x 3'2" approx

Fitted with a three piece suite comprising of low level WC, vanity wash hand basin, freestanding shower unit with mains shower, tiled walls, tiled flooring, heated towel rail, extractor fan.

## External

Front: Brick paved driveway for two cars to front, gated side access to rear garden.

Rear: Outside tap, patio area, detached shed.



## Shed

Secure shed with electric.

## 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).

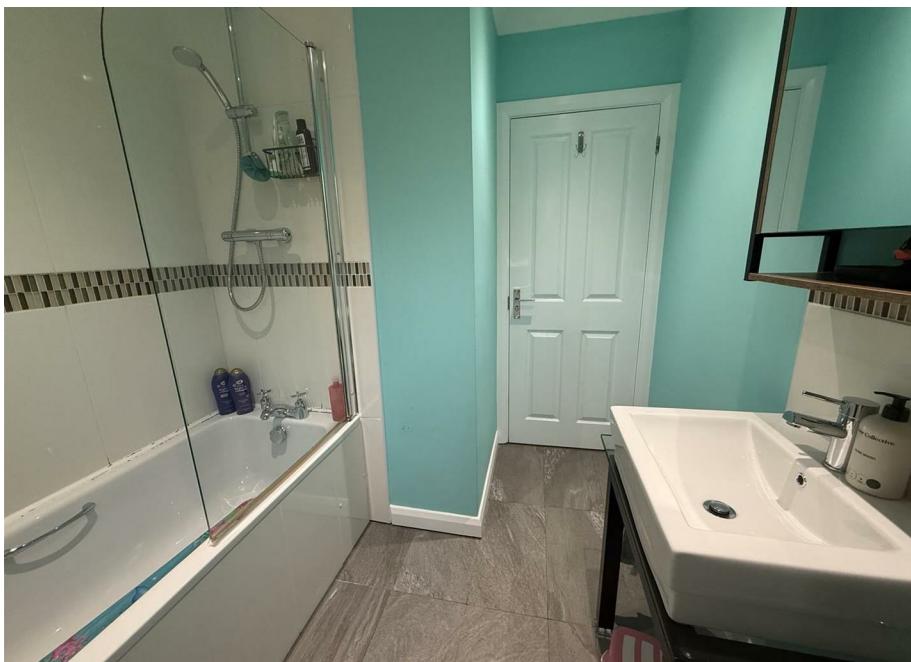
**IMPORTANT INFORMATION:** These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. 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.









Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	71	78	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			EU Directive 2002/91/EC		

