



## Ty Gan Dderwyn, Mwrwg Road, Llangennech, Llanelli, SA14 8YR

Individually designed and built, this Substantial, Detached home offers spacious, light and airy family accommodation set over three floors. Located within the ever popular village of Llangennech, with local amenities close by and good road links to Retail Parks, Llanelli Town Centre and Junction 48 of M4. The property within briefly comprises: Entrance Hallway, Office/Sitting Room, Lounge, Dining Room, Kitchen/Breakfast Room, Sun Room, Utility Room, Shower Room and Integral Garage to the Ground Floor, with Five Double Bedrooms (Two with En-Suite Facilities) and Family Bathroom to the First Floor and Two Further Double Bedrooms, Shower Room and Storage Room to the Second Floor. Externally there are Front and Rear Gardens plus generous Driveway providing Off Road Parking for several vehicles leading to Garage. **VIEWING AN ABSOLUTE MUST TO FULLY APPRECIATE ALL THIS PROPERTY HAS TO OFFER.**

**£399,995**

11 Murray Street, Llanelli, SA15 1AQ  
 T: 01554 784 400 | F: 01554 784 399  
 ll@dawsonsproperty.co.uk





#### ENTRANCE

Modern composite door with opaque glass panel and matching side panels into:

#### HALLWAY

Skimmed ceiling, smoke detector, bespoke oak and glass stairs to first floor, tiled flooring with underfloor heating, telephone point, wall mounted thermostat, alarm controls.

#### HALLWAY

Skimmed ceiling, smoke detector, bespoke oak and glass stairs to first floor, tiled flooring with underfloor heating, telephone point, wall mounted thermostat, alarm controls.

#### LOUNGE 5.905m x 4.404m (19'4" x 14'5")

Skimmed ceiling, uPVC double glazed window to front, tiled flooring with underfloor heating, wall mounted thermostat, television aerial point, television satellite aerial point, ethernet cable, opening into:

#### DINING ROOM 5.095m x 4.413m (16'8" x 14'6")

Skimmed ceiling, uPVC double glazed patio doors to rear, tiled flooring with underfloor heating, door into:

#### KITCHEN/BREAKFAST ROOM 4.977m x 5.623m (16'4" x 18'5")

Skimmed ceiling with inset spotlights, tiled flooring with underfloor heating, motion sensor, television aerial point, ethernet cable, fitted with a range of wall and base units with under unit lighting, complementary work surface over, built in five ring gas hob with glass splash back and extractor fan over, built in eye level 'Neff' electric double oven, Belfast sink, integrated fridge, integrated dishwasher, central island with work surface over, storage and breakfast bar area, built in wine cooler, walk in pantry, opening into:

#### SUN ROOM 3.781m x 2.916m (12'5" x 9'7")

Skimmed ceiling, tiled flooring with underfloor heating, exposed brick walls, uPVC double glazed windows to rear and side, uPVC double glazed patio doors to side, door into:

#### UTILITY ROOM 2.306m x 4.157m (7'7" x 13'8")

Skimmed ceiling with inset spotlights, extractor fan, uPVC double glazed door to rear, uPVC double glazed window to rear, tiled flooring with underfloor heating, fitted base units with work surface over, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, space for tumble dryer, integrated freezer, wall mounted thermostat, double opening doors into cupboard with water cylinder and underfloor central heating controls. Door into:

#### SHOWER ROOM 2.340m x 1.231m (7'8" x 4'0")

Skimmed ceiling with inset spotlight ceiling, uPVC double glazed obscure glass window to rear, tiled flooring with underfloor heating, half tiled walls, fitted with a three piece suite comprising: walk in shower cubicle with tiled surround and overhead shower within, WC and pedestal wash hand basin, wall mounted light.

#### INTEGRAL GARAGE 7.748m x 5.567m (25'5" x 18'3")

Skimmed ceiling, electric and light connected, smoke detector, uPVC double glazed obscure glass window to side, electric roller door, wall mounted gas central heating boiler.

#### FIRST FLOOR

#### LANDING

Skimmed ceiling with inset spotlights, smoke detector, motion sensor, UPVC double glazed window to front, radiator, door into airing cupboard with radiator and shelving.

#### MASTER BEDROOM 4.317m x 4.406m (14'2" x 14'6")

Skimmed ceiling, UPVC double glazed window to front, radiator, ethernet cable, walk in wardrobe with hanging rails, door into:

#### WALK IN WARDROBE

Fitted hanging rails.

#### EN-SUITE 1.482m x 2.270m (4'10" x 7'5")

Skimmed ceiling with inset spotlights, uPVC double glazed obscure glass window to side, tiled flooring, tiled walls, wall mounted chrome effect heated towel rail, extractor fan, fitted with a three piece suite comprising: WC, pedestal wash hand basin and double shower cubicle with glass shower screen and overhead shower within.

#### BEDROOM TWO 4.446m x 5.065m (14'7" x 16'7")

Skimmed ceiling, UPVC double glazed window to rear, radiator, ethernet cable, door into:

#### EN-SUITE 1.186m x 2.244m (3'11" x 7'4")

Skimmed ceiling with inset spotlights, tiled flooring, tiled walls, extractor fan, wall mounted chrome effect heated towel rail, fitted with a three piece suite comprising: double shower cubicle with glass sliding shower screen, overhead rainfall shower with secondary shower head, pedestal wash hand basin and WC.



#### BEDROOM THREE 4.676m x 3.062m (15'4" x 10'0")

Skimmed ceiling, uPVC double glazed window to rear, radiator, television aerial, ethernet cable, built in wardrobe with double opening doors.

#### BEDROOM FOUR 3.259m x 3.062m (10'8" x 10'0")

Skimmed ceiling, UPVC double glazed window to front, radiator, TV aerial, ethernet cable.

#### CINEMA ROOM/BEDROOM FIVE 7.207m x 5.515m (23'8" x 18'1")

Skimmed ceiling with inset spotlights and mounted projector, inset audio speakers, two radiators, laminate flooring, 'Velux' window, uPVC double glazed window to front, loft access, door into eaves storage space, television satellite aerial point.

#### BATHROOM 3.976m x 2.439m (13'1" x 8'0")

Skimmed ceiling with inset spotlight, uPVC double glazed window to rear, tiled flooring, half tiled walls, wall mounted chrome effect heated towel rail, fitted with a four piece suite comprising: freestanding roll top bath, wash hand basin set on vanity unit, WC and double shower cubicle with sliding glass shower screen, overhead rainfall shower with secondary shower head.

#### SECOND FLOOR

#### LANDING

Skimmed ceiling, smoke detector, laminate flooring.

#### BEDROOM SIX 4.604m x 4.359m (15'1" x 14'4")

Skimmed ceiling, 'Velux' window, radiator, television aerial, ethernet cable.

#### SHOWER ROOM 1.499m x 2.168m (4'11" x 7'1")

Skimmed ceiling, 'Velux' window, tiled walls, tiled flooring, fitted with a three piece suite comprising: corner shower cubicle with rainfall shower, secondary shower head and sliding glass door, WC and pedestal wash hand basin.

#### BEDROOM SEVEN 4.603m x 3.521m (15'1" x 11'7")

Skimmed ceiling, UPVC double glazed window to side, radiator, door into eaves storage room, laminate flooring.

#### STORAGE ROOM 4.027m x 2.295m (13'3" x 7'6")

Lighting connected, boarded floor for storage.

#### EXTERNAL

#### FRONT

Gravelled driveway with motion sensor lighting providing parking for multiple vehicles leading to garage, pedestrian access to both sides, external light, external power points, lawned garden area with pathway leading to porch area with wall mounted mailbox, external light and entrance door into property.

#### REAR

Patio area with external lighting, external tap, external power point, astro turf area, pedestrian access to both sides of property.

**TENURE:** Freehold

**COUNCIL TAX:** F

**EPC RATING:** B

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01554 784 400



#### Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.