



## **The Gables, 4 Cwmbach Road, Llanelli SA15 4EP**

**Offers in the region of £550,000**

Individually Designed & Extended  
Maintaining Original Features  
Views Over Town & Estuary  
Pretty Landscaped Gardens  
EPC: TBC

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## DESCRIPTION

This is an unique opportunity to purchase a prestigious residence in a sought after address on the outskirts of Furnace. The detached property, set in its own grounds, boasts views across the town and to the estuary that can be appreciated from all windows at the front of the house.

The spacious home offers good size accommodation over three floors and includes a formal lounge and dining room, added informal family room and a more relaxed dining area set off the kitchen. The home has retained many of its original features from its build in 1937 and has been lovingly restored and extended in parts to provide a comforting family home.

The gardens are a spectacular feature that provide colour at various times of the year, with mature trees and shrubs providing privacy to the front. The rear garden offers lawned areas with a summer house at the top section from which to appreciate the views.

Viewing is highly recommended to not only appreciate the location of this prestigious home, but to fully appreciate the size and character it has to offer.

## VESTIBULE

Entered via teak double doors from front, tiled floor, teak panels to walls. With frosted single glazed teak door to:

## HALLWAY

Stairs to first floor with under stairs storage cupboard. Original oak floors, radiator, picture rail, coved ceiling with ceiling rose. Doors to:

## LOUNGE

28' x 13'05 (8.53m x 4.09m)  
Double glazed window to front elevation boasting views over the front gardens and, through the trees, over to the estuary. Double glazed sliding doors to rear garden. Fireplace with

hearth, original oak floors, two radiators, coved ceiling.

## STUDY

10'02 + bay x 9'10 (3.10m + bay x 3.00m)  
Double glazed box bay to rear with outlook to the rear gardens, original oak floors, radiator, picture rail, coved ceiling.

## CLOAKROOM

Wall mounted wash hand basin. Frosted double glazed window to rear, tiled floor, part tiled walls, coved ceiling. Door to WC with the same.

## KITCHEN

13'04 x 9'10 (4.06m x 3.00m)  
Fitted with a range of wall and base units in a honey oak patine with wood edged worktop over, 1 ½ bowl stainless steel sink and drainer unit. Including a Stoves range cooker with seven ring hob and extractor over, with space and plumbing for dishwasher. Double glazed window looking out to rear gardens, laminate flooring, part tiled walls, wood panelling to ceiling. Opening to:

## DINING AREA

8'11 x 8'05 (2.72m x 2.57m)  
Double glazed sliding doors to rear garden, laminate flooring, radiators, coved ceiling with spotlights and skylight. Steps up to family room. Door to:

## UTILITY ROOM

8'05 x 7'02 min (2.57m x 2.18m min)  
Double glazed window and single glazed door to rear, door to garage. Belfast sink, space and plumbing for washing machine, space for fridge freezer, laminate flooring.

## FAMILY ROOM

20'08 x 15'06 (6.30m x 4.72m)  
Two double glazed windows to front with views over the town and to the estuary, carpet, radiator, wood panelling to walls, exposed beams in saddled ceiling with spotlights.

## DINING ROOM

16'11 x 13'05 (5.16m x 4.09m)  
Double glazed window to front with views, feature fireplace with exposed stonework, original oak floor, radiator, coved ceiling with ceiling rose and decorative detailing.

## LANDING

Curved staircase leading to first floor, double glazed windows to front with steps up to single glazed door leading to balcony from which to truly appreciate the views to the estuary. Doors to:

## BEDROOM TWO

13'04 x 13'04 (4.06m x 4.06m)  
Double glazed window to front with views, pedestal wash hand basin, original oak floor, radiator, coved ceiling.

## BEDROOM THREE

13'04 x 13'04 (4.06m x 4.06m)  
Double glazed window to rear overlooking gardens, pedestal wash hand basin, original oak floor, radiator, picture rail.

## BATHROOM

With original blue suite in Art Deco style and comprising of bath and pedestal wash hand basin. Frosted double glazed window to rear, tiled floor, part tiled and mirrored walls, coved ceiling.

## LINEN CLOSET

Useful and spacious carpeted closet with shelving, housing water tank.

## WC

With original blue WC in Art Deco style. Frosted double glazed window to rear, tiled floor with part tiled walls.

## MASTER BEDROOM

16'08 x 13'05 (5.08m x 4.09m)  
Double glazed window to front with views to the estuary and overlooking the front gardens, original oak floor, radiator, coved ceiling. Double doors to:

## EN SUITE

Double walk-in waterfall shower, pedestal wash hand



basin, WC and bidet. Double glazed window to rear letting in plenty of light and ideally lit for a dressing table, original oak floor, radiator, part tiled walls, spotlights in coved ceiling.

## LANDING

Built in storage/linen cupboard, stairs to second floor, frosted double glazed window to rear.

## BEDROOM FOUR

13'01 x 12'09 plus recess 7'07 x 6'06 (3.99m x 3.89m plus Double glazed window to front with uninterrupted views of the town and estuary beyond, double glazed window to rear overlooking the gardens, built in storage cupboard, carpet, radiator, saddled ceiling with access to loft. Door to:

## BEDROOM FIVE

12'09 x 12' (3.89m x 3.66m) Double glazed window to rear, built in storage cupboard and wave storage access, pedestal wash hand basin, carpet, radiator, saddled ceiling.

## EXTERNALLY

A sweeping driveway offers privacy from the road and leads to off road parking for approximately three cars with a double garage. The mature trees lining the boundary of the property provide privacy and the front gardens are a mix of lawn, perennial shrubs and flower borders and pond. A ramp and steps lead up to the terrace with seating area and to the front door. The rear garden can be accessed from both sides of the house and from the various sliding doors

at the rear of the property.

The rear garden is made up of layers of lawned gardens with flowers and shrubs providing colour. The mature trees create a shaded grove at the top section and the paths leads to a summer house at the apex where the views can be appreciated. Paths provide access around the perimeter and through the various sections.

There is a double garage and block built boiler house.

## SERVICES

We are advised that all mains services are connected.

## VIEWING

By appointment with the selling Agents on 01554 773051 or e-mail llanelli@johnfrancis.co.uk

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From our Llanelli office- SA15 1AQ- turn right on to Station Road and merge in to the left lane. At the main Gelli On traffic lights, continue left on to Hall Street and West End. Take the first right on to New Road. At the mini roundabout, take the first left on to Stradey Road. Continue along until you reach the traffic lights. The property is on your right.

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**John.  
Francis**