



**NEW
INSTRUCTION**



5 Y Corsydd, Llanelli SA15 2DX

Offers in the region of £210,000

Views over Golf Course
 Modern Townhouse with NHBC
 No Onward Chain
 Three Parking Spaces
 EER: B84

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	93	85	94

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Very energy efficient - lower running costs
Very environmentally friendly - lower CO₂ emissions
Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions
England & Wales EU Directive 2002/91/EC

MD/WJ/79109/181120

DESCRIPTION

Built in 2016 and with a current NHBC certificate, this modern and neutrally decorated townhouse is set back from the street and boasts uninterrupted views across the golf course and towards the coast. With a kitchen diner to the front and a spacious lounge area to the rear, the downstairs space is versatile. On the first floor are three bedrooms, storage areas and a family bathroom. The second floor features a good size master suite and en suite, again boasting views to the coast. The home has the advantage of two parking spaces to the rear and an additional parking space at the front. The rear garden is enclosed by fencing and is laid to decorative stone and patio, with shrubs to the border. The Links development is a popular spot on the outskirts of Llanelli Town and benefits from good road links to the coast and in to Swansea. Parc Trostre retail park is a short walk from the development and there are well-established schools within the vicinity. EER: B 84

HALLWAY

16' x 3'1 (4.88m x 0.94m)
Entered via a door from the front, the hallway has an under stairs storage cupboard and houses the carpeted stairs to the first floor. There is laminate flooring and a radiator. Doors lead to:

WC

5'6 x 2'11 (1.68m x 0.89m)
Fitted with a modern white suite comprising a WC and pedestal wash hand basin, this useful downstairs cloakroom has luxury vinyl flooring, a radiator, part tiled walls and an extractor. The fuse box is housed here.

KITCHEN/DINER

13'10 plus bay x 9'4 (4.22m plus bay x 2.84m)
Fitted with a modern range of wall and base units with a worktop over and a coordinated splash back, this spacious kitchen/diner has a 1.5 bowl sink and drainer unit with mixer tap and benefits from a built-in oven with 4 ring gas hob, glass splash back and stainless steel extractor over. There is an integral fridge/freezer, washing machine and dishwasher. A double glazed bay window looks out to the front offering views and a double

glazed window looks to the side. There is luxury vinyl flooring a radiator and a coved ceiling.

LOUNGE

16'1 x 10'1 (4.90m x 3.07m)
Double glazed French doors and a double glazed window look out to the rear garden and this spacious lounge is carpeted, has two radiators and a coved ceiling.

FIRST FLOOR LANDING

Housing the stairs to the second floor, this area is carpeted and features two storage cupboards. Doors lead to:

BEDROOM FOUR

7'6 x 6'7 (2.29m x 2.01m)
With a double glazed window to the rear, this fourth bedroom has a carpet and a radiator.

BEDROOM THREE

13'2 x 6'5 min (4.01m x 1.96m min)
This rear facing bedroom has a double glazed window and benefits from carpet.

BEDROOM TWO

10'3 x 9'2 (3.12m x 2.79m)
With a double glazed window to front offering views over the golf course and to the estuary, this double bedroom has a carpet and a radiator.

BATHROOM

6'7 x 5'7 (2.01m x 1.70m)
Fitted with a modern white suite, the family bathroom comprises a panel bath with shower attachment and glazed modesty screen, a pedestal wash hand basin and a WC. There is a frosted double glazed window to the front and the room benefits from luxury vinyl flooring, part tiled walls, a radiator and shaving point.

SECOND FLOOR LANDING

This area is carpeted and a door leads to:

BEDROOM ONE

Featuring a double glazed window to the front offering uninterrupted views over the golf course and to the estuary and a double glazed skylight to the rear, this spacious master bedroom offers over stairs storage space, a carpet and two radiators. A door leads to:

EN-SUITE SHOWER ROOM

This good sized en suite is fitted with a shower in a tiled cubicle

with glazed doors, a pedestal wash hand basin and a WC. There is a frosted double glazed window to the rear and the room offers luxury vinyl flooring, a radiator, part tiled walls, shaving point and a half saddle ceiling.

EXTERNALLY

To the front of the property is a path to the front door with a low maintenance front garden. To the rear of the property is an enclosed garden mainly laid to decorative stone with a patio area and some shrubs. There is parking to the rear for approximately two cars and an extra parking space at the front for one car.

SERVICES

We are advised that mains services are connected to the property.

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, head towards the crossroads and in to the left lane. Continue straight ahead and proceed down Queen Victoria Road passing over the mini roundabout. AT the next roundabout, take the second exit on to Cambrian Street. At the next roundabout, take the first exit towards the beach roundabout. Here, take the second exit on to the coast road. Proceed along, taking the second exit at the next three roundabouts. At the final roundabout, take the third exit in to The Links development. Turn right and the property is located on the right.