



Rear Of Llys Cerdd, Carmel, Llanelli, SA14

£450,000



Calow Evans
Estate Agents

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Rear Of Llys Cerdd, Carmel, Llanelli, SA14

EARLY VIEWINGS RECOMMENDED.

We have pleasure in offering for sale a brand new detached bungalow situated off a private lane and built to a high specification to include air source heating with solar and under floor heating, triple glazing, en-suite facilities to the master bedroom and boasts a large open-plan kitchen/lounge. Externally a detached garage, driveway, lawned garden and patio with outstanding views. We have been advised the property will be ready in March 2025 (tbc) therefore early viewing and reservation is recommended to specify finishes.



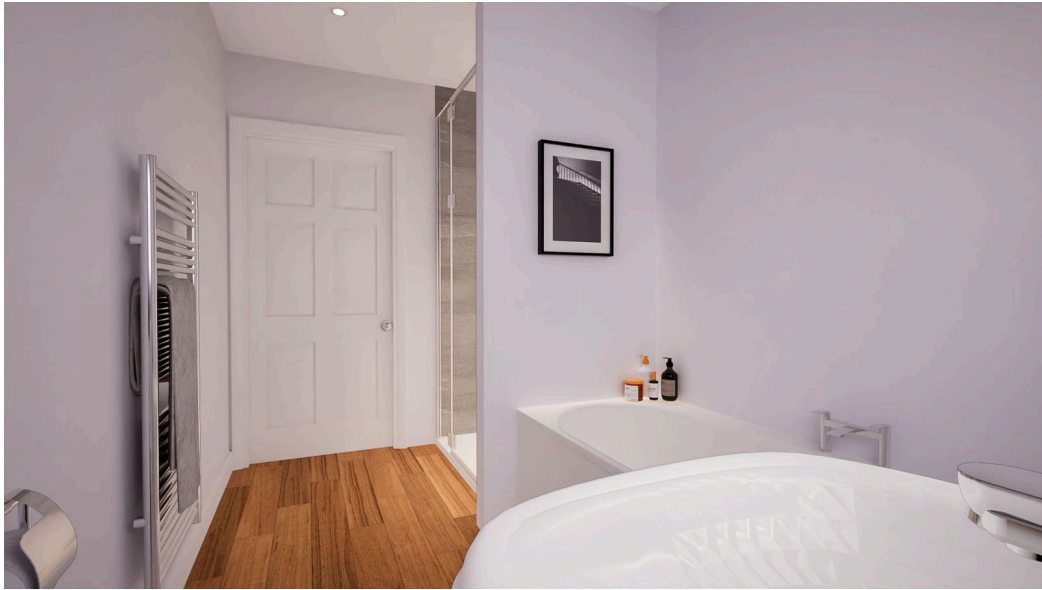


Entrance Hallway:

Kitchen/Lounge-Dining Room:
6.1m x 8.9m (20'0" x 29'2")

Utility/Laundry Room:
3.1m x 2.75m (10'2" x 8'10"/9'0")





Master Bedroom:

4.4m x 4m (14'5" x 13'1")

En-Suite:

3.3m x 1.8m (10'9" x 5'10")

Bedroom Two/Lounge:

5m x 3.75m (16'4" x 12'3")

Bedroom Three:

4m x 3.6m (13'1" x 11'9")

Bathroom:

2m x 3.3m (6'6" x 10'9")

Externally:

Private garden laid to lawn with paved patio and outstanding views.

Services:

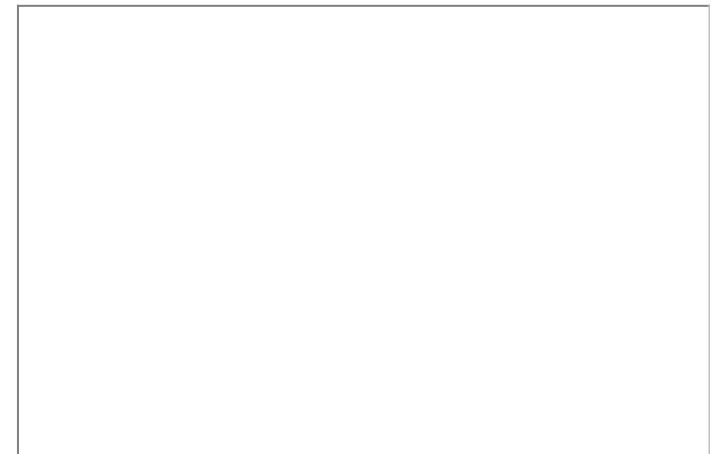
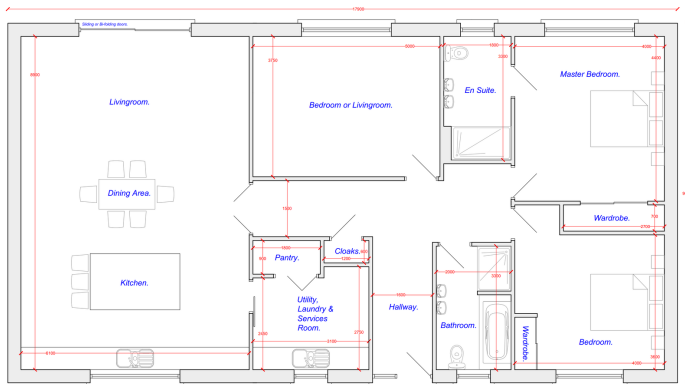
We are advised mains water, electricity and drainage connected, air source and solar heating.

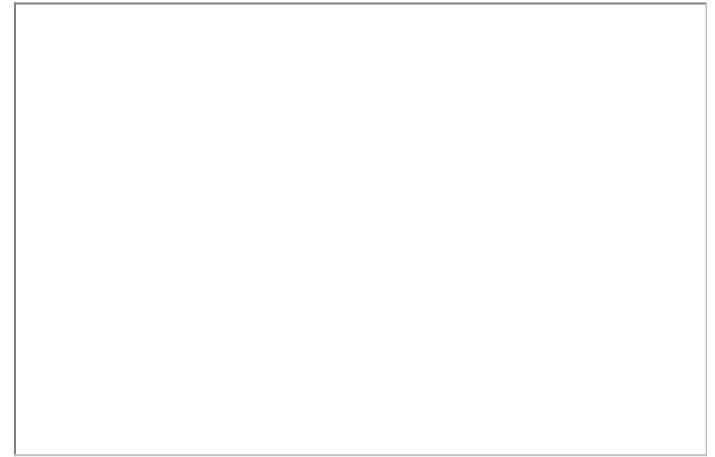
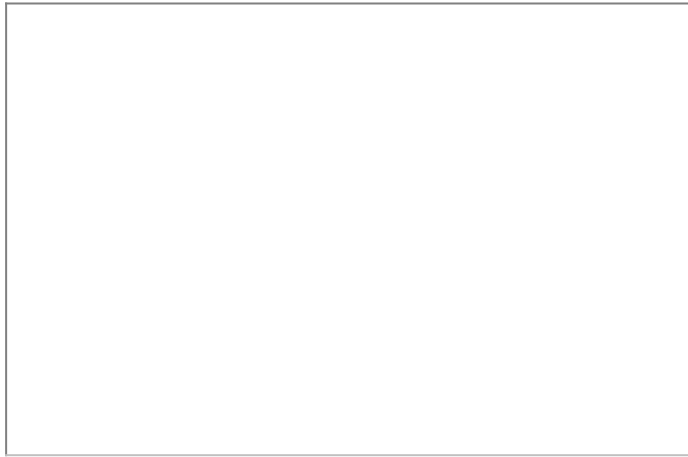
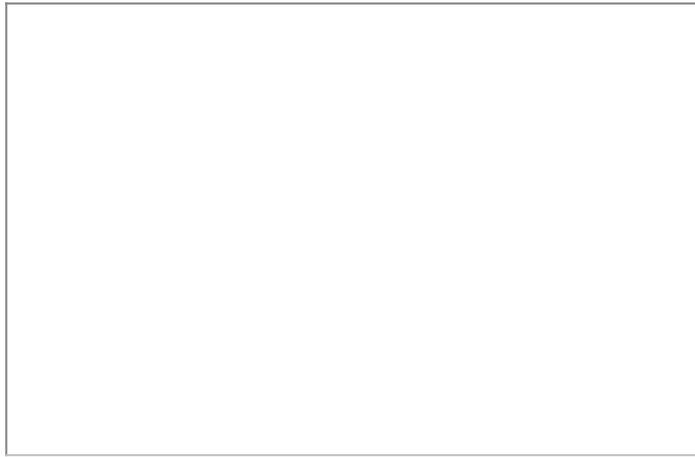
Tenure:

Freehold.

Council Tax:

Tbc.





Broadband/Mobile Phone Coverage:

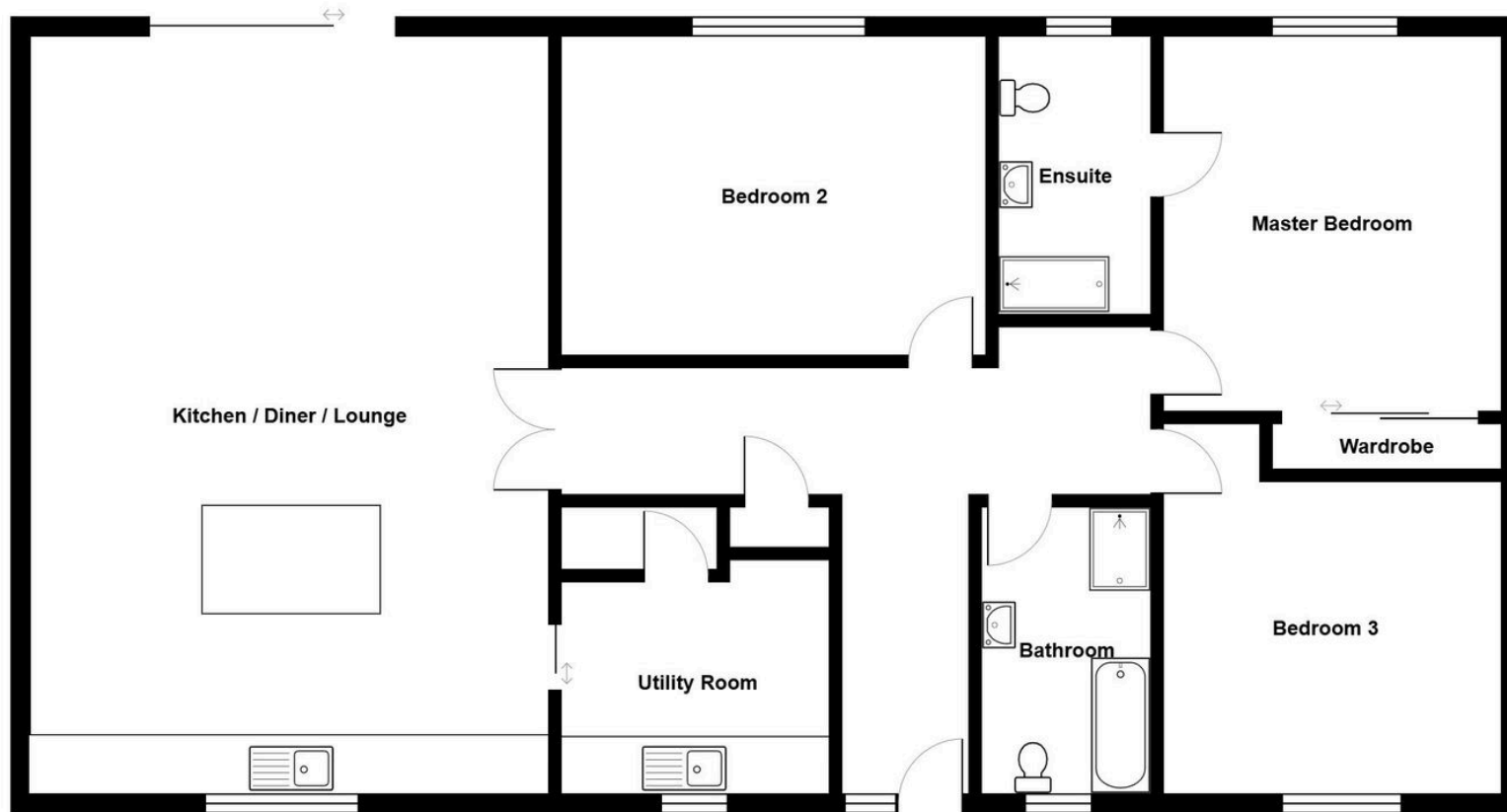
There is superfast broadband and mobile phone coverage in the area.

Directions:

From Cross Hands proceed on the Llandeilo Road in the direction of Carmel & Llandeilo. On reaching the village the bungalow is located to the rear of Llyskerdd just before the Stag & Pheasant on the right hand side.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



Address

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Ammanford, SA18 3AF

Office Contact

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