



Llys Y Coed, Drefach, Llanelli, Carmarthenshire SA14 7BB

£595,000 For Sale

Property Features

- Detached executive home in the peaceful village of Drefach
- Generous accommodation across three floors
- 3–4 bedrooms plus versatile attic rooms
- High-quality finishes throughout
- Situated on a substantial plot with private driveway
- Exceptionally large two-storey garage/workshop
- Underfloor heating and air source heating system
- Landscaped garden and tranquil rural views to the rear
- Excellent transport links to A40 and M4 via Cross Hands

Property Summary

Llys Y Coed is an impressive detached executive home offering 3–4 bedrooms plus versatile attic rooms. Beautifully designed and situated in the peaceful village of Drefach, this superb family residence combines striking contemporary architecture with spacious, light-filled interiors and high-quality finishes throughout. Perfect for modern living, the property provides generous accommodation across three floors, complemented by an exceptionally large two-storey garage/workshop.



Full Details

Overview

Llys Y Coed is an impressive detached executive home offering 3–4 bedrooms plus versatile attic rooms. Beautifully designed and situated in the peaceful village of Drefach, this superb family residence combines striking contemporary architecture with spacious, light-filled interiors and high-quality finishes throughout. Perfect for modern living, the property provides generous accommodation across three floors, complemented by an exceptionally large two-storey garage/workshop. Set within a substantial plot, Llys Y Coed features a private driveway, landscaped garden, and enjoys tranquil rural views to the rear, with excellent transport links to the A40 and M4 via Cross Hands.

Situation

The village of Drefach is well-equipped with local amenities, including a nursery, primary school, shop, post office, garage, hair salon, cricket club, and a welcoming public house. Additionally, the neighbouring village of Cefneithin has a further primary school as well as secondary school.

Enjoy the convenience of living just 1.5 miles from Cross Hands, offering a variety of services, a modern retail park, and superb transport links to both the A40 and M4—perfect for commuters. For even more amenities, the bustling market town of Carmarthen is only 9 miles away, Ammanford just 8 miles, and Swansea city a short 16-mile drive, giving you easy access to shopping, leisure, and employment opportunities.

GROUND FLOOR

Entrance Hallway

2.94m x 6.96m (9' 8" x 22' 10")
Spacious hallway serving all ground floor rooms.
Full height privacy glass windows.
Laminate flooring, under floor heating.
Understairs storage cupboard.

Lounge

5.06m x 4.53m (16' 7" x 14' 10")
Window to front, carpet flooring, under floor heating.
Sprinkler system, modern electric fireplace media wall.

Office/Playroom

2.55m x 4.53m (8' 4" x 14' 10")
Window to front, tiled flooring,
under floor heating, sprinkler system.



Kitchen Diner

4.97m x 5.68m (16' 4" x 18' 8")

A range of base and wall units. NEFF Integrated eye-level oven and microwave. 1.5 sink. Bosch Integrated fridge freezer. Bosch Dishwasher.

Island unit with seating, sockets, wine rack, NEFF induction hob and extractor fan over.

Tiled flooring, under floor heating. Sprinkler system. Open-plan into Sunroom

Sunroom

5.51m x 3.94m (18' 1" x 12' 11")

Spacious open plan from kitchen, dual aspect full height windows to sides, skylight lantern, bi-fold doors opening onto patio area.

Tiled flooring, under floor heating, sprinkler system.

Door to:



Utility Room

1.94m x 3.46m (6' 4" x 11' 4")

Window to side, base and wall units. Single sink. Plumbing for washing machine. Tiled flooring, door to rear.

Housing for sprinkler system and air source pump heating system.

Door to:

Wet Room

1.92m x 1.34m (6' 4" x 4' 5")

W/C, wash hand basin, shower, window to side, tiled flooring, radiator towel rail, extractor fan.

FIRST FLOOR

Landing area

2.96m x 3.09m (9' 9" x 16' 8")

Glass stair banisters leading to a spacious landing, large window to side, carpet flooring. Sprinkler system.

Doors to:

Bedroom 1

4.54m x 3.81m (14' 11" x 12' 6")

Window to front, carpet flooring, radiator, sprinkler system.

Bedroom 2

4.56m x 3.84m (15' 0" x 12' 7")

Window to front, carpet flooring, radiator, sprinkler system.





Family Bathroom

2.56m x 2.92m (8' 5" x 9' 7")
W/C, wash hand basin, bath, separate shower cubicle with rain shower head.
Window to side, tiled flooring, dual source towel rail/radiator, extractor fan.

Master Bedroom

5.12m x 4.98m (16' 10" x 16' 4")
Window to rear, carpet flooring, radiator, sprinkler system.
Door to:

Walk-in Wardrobe

2.54m x 3.05m (8' 4" x 10' 0")
Window to rear, carpet flooring, radiator.
Built in storage shelves and hanging rails
door to:



Ensuite Bathroom

1.78m x 2.54m (5' 10" x 8' 4")
W/C, double basin vanity unit, walk-in shower.
Window to side, tiled flooring, dual fuel towel rail, extractor fan.

THIRD FLOOR

Open plan sitting room / 4th Bedroom

3.78m x 5.55m (12' 5" x 18' 3")
Glass stair banister leading to open-plan sitting room, carpet flooring, large Velux windows to rear.
Access to loft hatch.
Door to:

Storage Room

2.96m x 3.78m (9' 9" x 12' 5")
Walk-in storage room, carpet flooring.



Attic Room with En-Suite

3.89m x 7.58m (12' 9" x 24' 10")
Velux window to rear, carpet flooring. Storage into the eaves.
Door to:

Ensuite

2.24m x 2.43m (7' 4" x 8' 0")
W/C, wash hand basin, shower, extractor fan.,
Velux window to rear, laminate flooring.



EXTERNALLY

To the fore

The exterior offers a gravelled driveway with parking for several vehicles, complemented by raised planters for added curb appeal. A further driveway to the side provides access to the rear garage via electric gates, ensuring both convenience and security.

To the rear

Garage/Workshop

6.27m x 6.40m (20' 7" x 21' 0")

Two-storey garage/ workshop with electric roller door. Double block build, concrete flooring, Window to side, fitted workbenches, plumbing for washing machine, services available for W/C and shower. Scandinavian staircase leading to:

Office/Games Room

4.90m x 6.24m (16' 1" x 20' 6")

Partly finished office/games room, Velux windows, bi-fold doors to the rear, boarded flooring. Attic hatch, storage into the eaves.

Rear garden

The outdoor space features a patio area leading down steps to a landscaped, tiered garden with gravelled sections and a dedicated play area.

This south facing garden boasts views overlooking the countryside and village cricket field - perfect for family enjoyment and relaxation.

FURTHER INFORMATION

Tenure

We understand that the property is held on a Freehold basis.

Services

We understand the property benefits from all mains services.

Air source unit externally for heating/ hot water. It should be noted that none of the services have been tested.

Council Tax

Band F - Approximately £2521.18 per annum for 2025/2026 for Carmarthenshire County Council.

Planning

All planning related enquiries to Carmarthenshire County Council.



Council Planning Department. Planning Services, Civic Offices, Crescent Road, Llandeilo, Carmarthenshire, SA19 6HW. Tel. 01267 234567.

Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567

Energy Performance Certificate

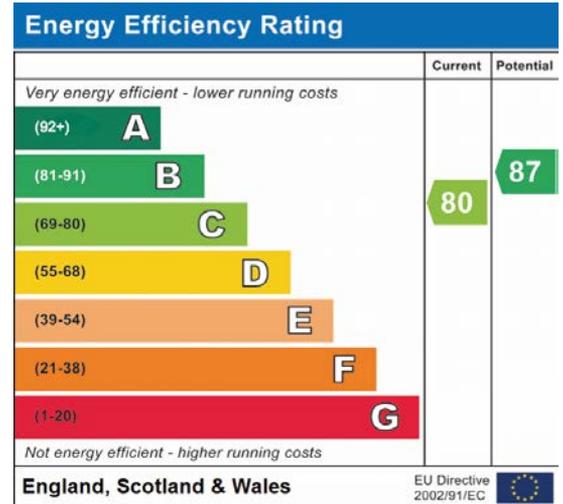
Grade C - Valid until 27/06/30

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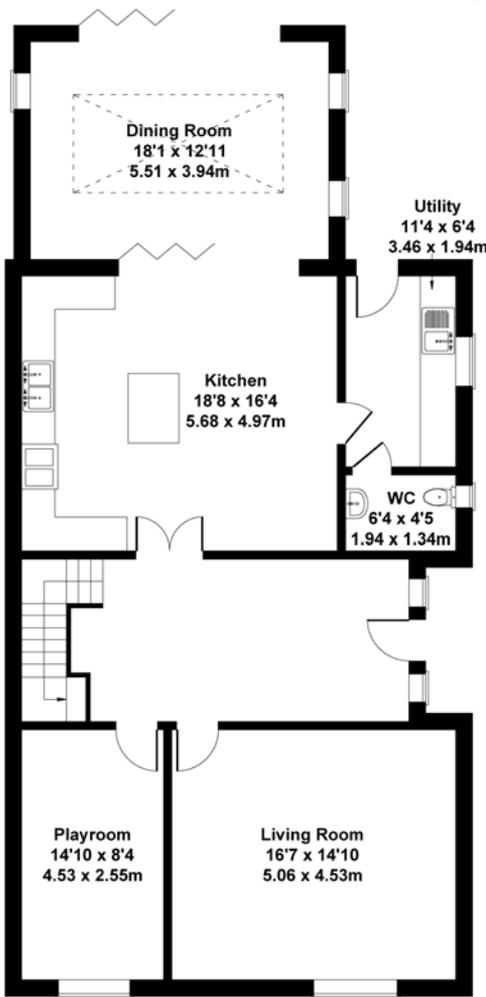
Viewing

Strictly by appointment with sole selling agents, Rees Richards & Partners. Please contact Carmarthen office for further information - 12 Spilman Street, Carmarthen, SA31 1LQ. Tel: 01267 612023 or email: property@reesrichards.co.uk

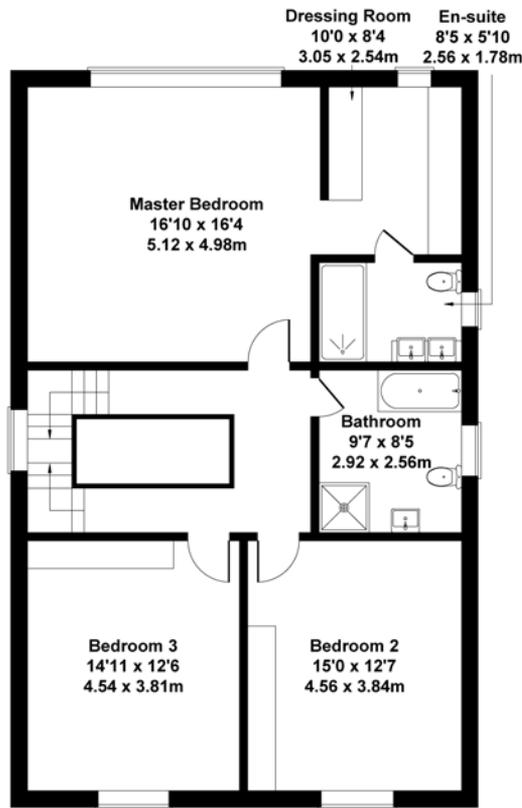


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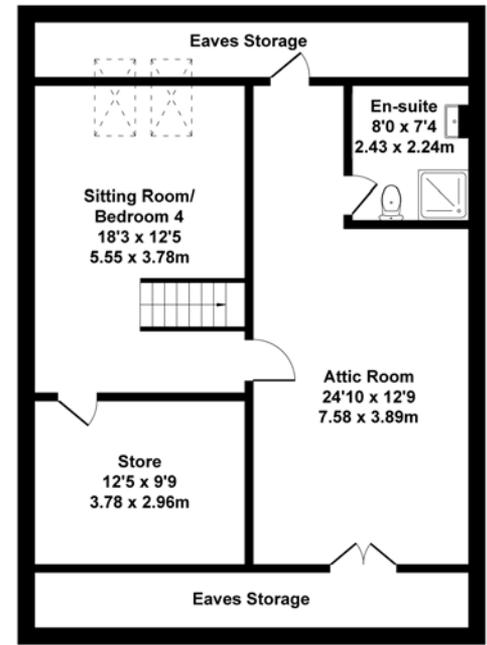
Approximate Gross Internal Area
3078 sq ft - 286 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.