



Cilddewi Uchaf, Llannon, Llanelli, Carmarthenshire SA14 8JZ

Reduced: £395,000

Property Features

- Detached 4/5 Bedroom House
- Periphery of popular village of Llannon
- Set in 1.25 acres
- Within 4 miles of J.48 of M4

Property Summary

A conveniently situated country residence which was used as youth hostel for the past 20 years comprising a 4/5 bedroom dwelling which is in need of modernisation and set within approx 1.25 acres. With lawned gardens to the front and side, private driveway leading to the property with grass verges and a paddock to the rear.

The property is approximately 4 miles from the M4 at Junction 48 and 14 miles from Swansea City Centre.



Full Details

GROUND FLOOR

Entrance Hallway

Office

2.7m x 3.8m (8' 10" x 12' 6")

Window to front. Radiator.

Living Room/ Sitting Room

7.9m x 3.4m (25' 11" x 11' 2")

Window to front and rear. Radiator.

Classroom

2.3m x 4m (7' 7" x 13' 1")

Window to Rear. Radiator.

Store Room

2m x 2.3m (6' 7" x 7' 7")

Shower Room

3.3m x 2.1m (10' 10" x 6' 11")

Kitchen

3.9m x 4.5m (12' 10" x 14' 9")

Fitted base units. Stainless steel sink and tap. Window to front and rear.

Pantry

1.5m x 1m (4' 11" x 3' 3")

FIRST FLOOR

Bedroom 1

2.5m x 2.8m (8' 2" x 9' 2")

Window to rear. Radiator.

Bathroom

2.7m x 1.8m (8' 10" x 5' 11")

Window to rear. W.C. Wash hand basin. Bath.

Bedroom 2

Window to rear and side. Fitted Wardrobes.



En-Suite

2.2m x 3.2m (7' 3" x 10' 6")
Bath. W.C. Window to rear. Wash hand basin.

Bedroom 3

3.1m x 3.1m (10' 2" x 10' 2")
Window to front. Fitted Wardrobes. Radiator.

Bedroom 4

Window to front. Radiator. Fitted wardrobes.

Outside

The property comprises of generous sized lawned garden to front and side, with ample parking and private driveway to the property.

The Land

The land is approximately 1.25 acres.

Rights of Way etc

Sold subject to all existing rights of way, wayleaves and easements (if any) whether mentioned or not.

Services

The property is connected to mains water and electric. Private Drainage. Electric heaters.

Tenure

Freehold with vacant possession on completion.

Land Registry Part Title No WA336678.

EPC

The property has an EPC rating of

Vendors Covenant

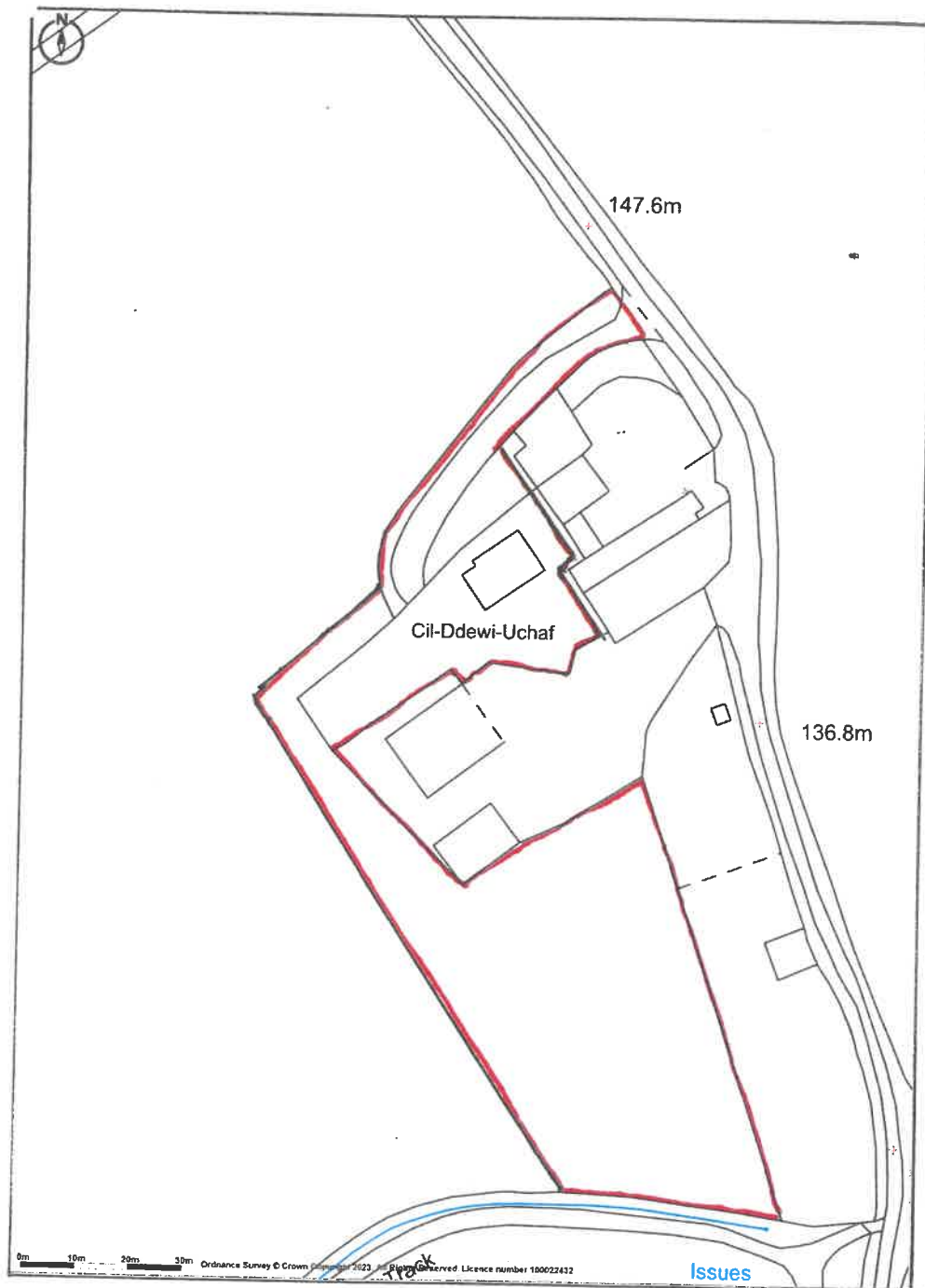
The vendor will at his own expense within one month after completion erect a stock proof fence to the retained land and shown on the attached plan marked from A to B and B to C..



Viewing

By appointment with the selling agents, please contact

Elisha Regan at 01792 650 705 or
elisha@reesrichards.co.uk



Promap

● LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

