

*Sought After Area With Superb Views. Modern Living with Open Plan Kitchen/ Dining Area.
Detached Garage, Ample Parking & Garden with Planning for Further Dwelling.*



3 Penyfai Lane, Llanelli, Carmarthenshire. SA15 4EN.

**£650,000 Offers in Region of
R/4118/NT**

NO ONWARD CHAIN. MOTIVATED SELLER.

Stunning Views from this location in the popular and sought after location of North Llanelli. Superb open plan new kitchen/Dining and sitting room and large Picture window to enjoy the views. Living Room enjoying the same view as do most of the rooms from the residence. Detached Garage and parking area with large garden area which has had planning for a separate dwelling or just enjoy the garden and the views from this superb location. Penyfai Lane is a much sought after location of Llanelli and the property is a must see.

Llanelli offers excellent facilities which includes junior, secondary and private schools. Traditional and National retailers, popular eateries and leisure facilities. The waterfront being transformed to a lovely location and links up to the coastal path. 2 popular golf courses at Machynys & Ashburnham. Llanelli Town football club and Scarlets Rugby Club are located here. Pembrey Country Park is 3 miles with large sandy beach, dry ski slope, woodland walks and enclosed cycle track. Burry Port harbor is 2 miles and Ffoslas Horse Racing course is 6 miles.



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Agents Comments

A must have location with some superb views being enjoyed from the location. The property has been modernized with new kitchen, bathrooms, flooring and doors. Views across the estuary to the Gower peninsula is enjoyed from the property. Good sized gardens with planning consent granted for an additional property off to the side if required or to be enjoyed within the main residence. Family bathroom and shower room with 5 Bedrooms most of which enjoy the superb views.

As mentioned previously Llanelli offers great facilities and more when the sea shore is so close by. A must see in our opinion.



Entrance Hallway

Coved ceiling, oak wood manufactured floor, under stairs storage cupboard (with area housing safe), stairs to first floor, smoke detector and doors to.

Kitchen/Dining & Sitting Room

25' 7" x 11' 9" (7.80m x 3.58m)

A newly fitted kitchen comprises base units with complimentary work surface over and matching wall units, smooth ceiling, spotlighting, two Smeg electric ovens, induction hob, tiled floor, integrated dishwasher, uPVC double glazed window to front, integrated fridge and freezer, uPVC double glazed windows to side with panoramic views over the Gower Peninsula.

Breakfast Area

Radiator, tiled floor, uPVC double glazed window to rear with panoramic views over to the Gower Peninsula.



Side Porch

Laminate wood floor, Double glazed door to side with panoramic views over the Gower Peninsula.

Storage Room

Wood style flooring, wall mounted gas boiler which runs the hot water and central heating system.

Rear Porch

Wood style flooring, double glazed entrance door, rear glazed panel with views over Llanelli the estuary and Gower peninsula

beyond.

Lounge

18' 4" x 13' 5" (5.59m x 4.09m)

Coved ceiling, vertical radiator, double glazed window to rear with panoramic views over Llanelli and the Gower Peninsula, wall unit with lighting and space for T.V unit.



Master Bedroom

17' 0" x 11' 9" (5.18m x 3.58m)

Coved ceiling, vertical radiator, built in wardrobes with hanging rail and shelving, uPVC double glazed window to rear with panoramic views over Llanelli and to the Gower Peninsula.



Family Bathroom

7' 3" x 7' 9" (2.21m x 2.36m)

Modern white suite comprising bath, shower in corner shower cubicle, wc and pedestal wash hand basin. 1 radiator, tiled walls and tiled flooring, double glazed window to side.



Separate WC.

Tiled floor and walls. WC. Double glazed window to side.



First Floor Landing

Double Glazed Window to Front. Loft Access. Doors to

Bedroom 2

19' 0" x 12' 5" (5.79m x 3.78m)

Built in wardrobes with hanging rail, double glazed window to rear with panoramic views over Llanelli and to the Gower Peninsula.



Bedroom 3

11' 1" x 12' 5" (3.38m x 3.78m)

Built in wardrobes with hanging rail and shelving, double glazed window to side with panoramic views over Llanelli and onto the Gower Peninsula.



Bedroom 4

12' 9" x 9' 6" (3.89m x 2.90m)

Radiator, double glazed window to side with panoramic views over Llanelli and onto the Gower Peninsula.



Bedroom 5

10' 9" x 9' 10" (3.28m x 3.00m)

Double glazed window to front, radiator and airing cupboard.

Shower Room

8' 6" x 7' 6" (2.59m x 2.29m)

Double glazed window to side, shower enclosure, W.C., pedestal wash hand basin, tiled floor and walls.

Externally

Gated entrance leading to drive, parking and turning area to the front of the property. Detached Garage sliding door to front and

side pedestrian access rear window. Large garden area which includes the lawned area to side which has full planning permission granted for 1 No Dwelling, application No. PL/03536. Dated 20/06/2022. Copy of which is available or via the Carmarthenshire County Council web site. To the front of the property is sloping with scattered flowers and lawned area.





Services

Mains Water, Mains electric, Mains gas and Mains drainage.

Tenure

We are informed the property is Freehold.

Council Tax

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is : G

Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.


Directions

Come into Llanelli via the B4309 and at the mini roundabout by the Stradey Arms public house turn right. Carry on this road for 300 yards and turn right into Penyfai Lane carry on and the property entrance will be found after 50 yards on the left hand side.

Viewing : Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493444 or E-mail carmarthen@morgananddavies.co.uk

All properties are available to view on our website- www.morgananddavies.co.uk . Also on our FACEBOOK page- www.facebook.com/morgananddavies . Please 'LIKE' our Facebook page for new listings, updates, property news and 'Chat to Us'!

To keep up to date please visit our website, Facebook and Instagram Pages.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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