



## 26 Rhodfa'r Ceffyl, Carway, Kidwelly SA17 4GA

Offers in the region of £169,950

Ideal Family Home  
Conservatory Added  
Cul De Sac Location  
Semi-Rural Modern Development  
EPC: B 82

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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**LF/RO/67536/250619**

## **DESCRIPTION**

Situated in a cul de sac location on the well established first phase of the Ffos Las development, is this three bedroom detached home. In our opinion, ideally suited for a family, the home offers a family room which opens in to the conservatory with the door opening on to the south facing garden, a kitchen diner and cloakroom to the ground floor. The upper floor benefits from three bedrooms, the master offering an en-suite shower room, and a family bathroom.

The property offers a rural outlook to the rear and benefits from currently having no neighbours behind. To the front is a driveway which offers off-road parking for approximately two cars, leading to the detached garage and side access to the rear.

## **HALLWAY**

Enter via front door, stairs to first floor, laminate flooring, radiator, door to:

## **CLOAKROOM**

Suite comprising wash hand basin, WC, radiator, extractor fan.

## **LOUNGE (L-SHAPED)**

16'8"11 x 12'10"8"6 (4.88m x 3.91m)

Double glazed French doors to conservatory, double glazed window, laminate flooring, fire surround with coal effect laminate flooring, radiator, door to:

## **KITCHEN**

16'1 x 10'1 (4.90m x 3.07m)  
Double glazed windows to front and rear, radiator, range of modern wall and base units with work

surfaces over, 1½ bowl stainless steel sink unit with drainer, plumbing for washing machine, built-in oven with gas hob and extractor over, stainless steel splash back, integral dishwasher, built-in under stairs storage cupboard, cupboard housing combination boiler.

## **CONSERVATORY**

13'3 x 12'4 (4.04m x 3.76m)

Double glazed windows, double glazed door to garden.

## **FIRST FLOOR LANDING**

Double glazed window, loft access, built-in airing cupboard.

## **BEDROOM ONE**

10'11"9"8 x 13'1"10"7 (3.33m x 3.99m)

Double glazed window to rear, radiator.

## **EN-SUITE**

Comprising tiled cubicle with glazed shower screen door and shower over, pedestal wash hand basin, WC, radiator, tiled walls, tiled effect flooring, extractor fan, double glazed window.

## **BEDROOM TWO**

9'1 x 8'11 (2.77m x 2.72m)

Double glazed window to rear, radiator.

## **BEDROOM THREE**

8'6 x 6'9 (2.59m x 2.06m)

Double glazed window to front, radiator.

## **BATHROOM**

Suite comprising panelled bath, pedestal wash hand basin, WC, radiator, tiled splash back, extractor fan, double glazed window.

## **EXTERNALLY**

The front has flower borders with decorative stones and shrubs with side access leading to the rear. There is car parking for 2 vehicles leading to a **DETACHED**

**SINGLE GARAGE**. At the rear is an enclosed garden laid to lawn with patio area.

## **SERVICES**

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

## **VIEWING**

By appointment with the selling Agents on 01554 773051 or e-mail [llanelli@johnfrancis.co.uk](mailto: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, turn right on to Station Road. Merge in to the left lane. At Gelli On lights, stay left and merge on to West End. Turn right on to New Road. At the mini roundabout in Furnace, take the first exit. Continue on this road through Pen Y Mynydd and in to Trimsaran. Head down Heol Llanelli. At the roundabout, take the second exit and follow this road in to Carway. At the next roundabout, take the second exit in to Ffos Las. Take the first left in to Rhodfa'r Ceffyl and follow the road through the development. The property will be located on the right at the end of the cul de sac.