



House - Detached (EPC Rating: C) Freehold

HEOL Y PARC, CEFNEITHIN, LLANELLI, SA14 7DL

Offers In The Region Of

£199,000

3 Bedroom House - Detached located in Llanelli

Thomas & Thomas are pleased to offer For Sale this Spacious Detached 3 Bedroom House located within the village of Cefneithin approximately 3 miles from Crosshands Retail Park, offering shopping, leisure facilities and good transport links to the M4 Motorway. The accommodation comprises, entrance hall, reception room, open plan kitchen/diner and cloakroom on the ground floor with three bedrooms (one with en-suite) and family bathroom on the first floor. Externally there is ample off road parking to the front, with a large enclosed garden mainly laid to lawn and oil tank. The property provides uPVC double glazing and Oil central heating.

Council Tax Band - D Freehold. EPC- D60. NO ONWARD CHAIN.

Ground Floor

With Front entrance door leading into...

Entrance Hall

With radiator, open under stairs storage and stairs leading to first floor.

Lounge

4.78 x 3.58 (15'8" x 11'8")

With Radiator, laminate flooring and uPVC window to the front of the property.

Open plan Kitchen/Diner

4.0 x 5.70 (13'1" x 18'8")

With a range of base and wall units, one and a half bowl sink unit with mixer taps, electric hob with extractor above, low level electric oven, plumbing for automatic washing machine, space for fridge/freezer, radiator, part tiled walls, tiled floor, spotlights, free standing oil boiler providing domestic hot water and central heating, uPVC window to the rear and French doors leading to the garden.

Cloakroom

2.3 x 1.0 (7'6" x 3'3")

With radiator, low level flush WC, pedestal wash hand basin and uPVC window to the front of the property.

First Floor

Landing

With storage cupboard, hatch to roof space and uPVC window to the side.

Bedroom 1

4.1 x 3.4 (13'5" x 11'1")

With radiator, laminate flooring and uPVC window to the rear of the property.

En-suite

1.0 x 2.7 (3'3" x 8'10")

With low level flush WC, pedestal wash hand basin, shower cubicle fitted with mains shower, part tiled walls and uPVC window to the side of the property.

Bedroom 2

3.88 x 3.28 (12'8" x 10'9")

With radiator, laminate flooring, and uPVC window to the front.

Bedroom 3

2.8 x 2.33 (9'2" x 7'7")

With radiator, laminate flooring and uPVC window to the front.

Bathroom

2.6 x 2.1 (8'6" x 6'10")

With radiator, low level flush WC, pedestal wash hand basin, panelled bath, part tiled walls, airing cupboard and window to the rear of the property.

External

Front: With front driveway offering ample parking for several vehicles leading to side gate and rear garden area.

Rear: With enclosed rear garden mainly laid to lawn, paved patio area, oil tank and shed.

Council Tax

-Band D

TENURE

Freehold

NOTE

All photographs have been taken using a wide angle



lens.

Any appliances and services listed on these details have not been tested.

VIEWINGS

By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

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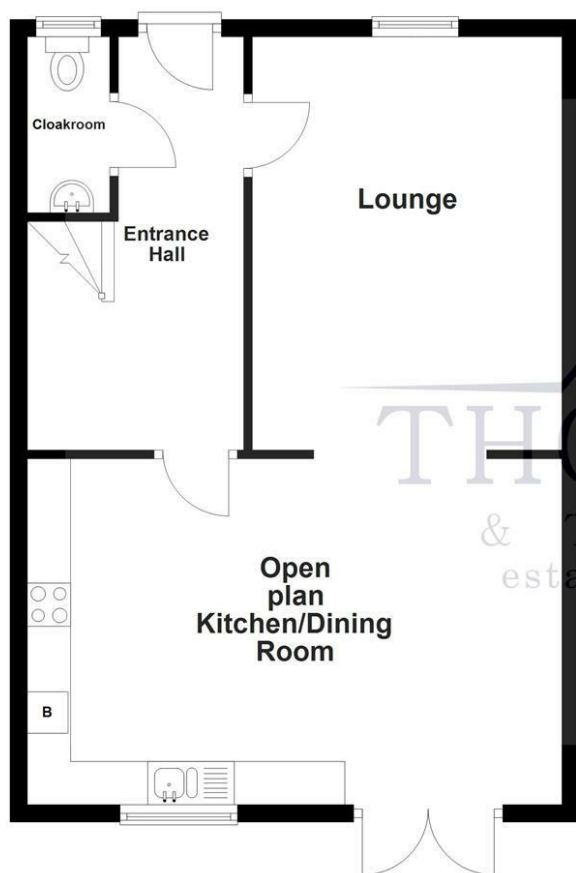
Directions

From the Six Ways crossing in Gorslas take the road signposted to Cefneithin. Travel for approximately 2 miles into Cefneithin passing the Secondary school and on towards Foelgastell. the property can be located on the right hand side, identified by our For Sale board.

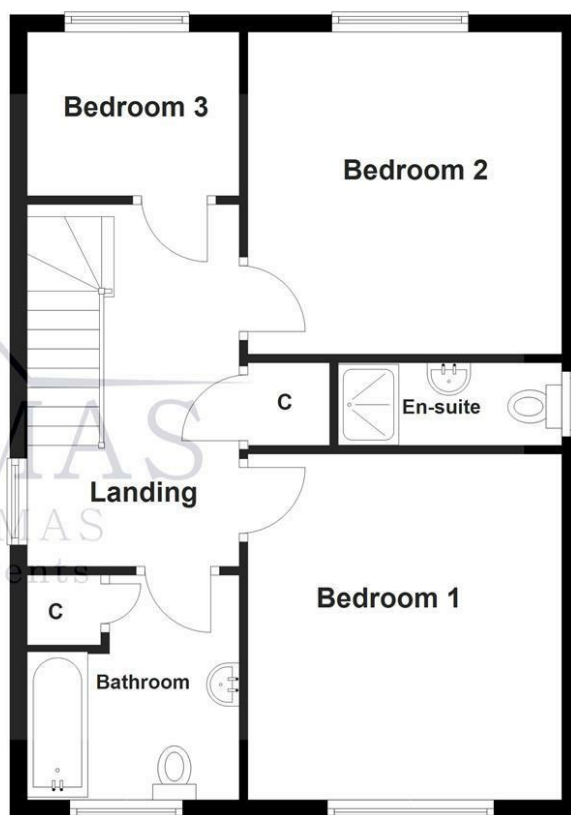


THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD, CARMARTHENSHIRE, SA18 3AB

Ground Floor



First Floor

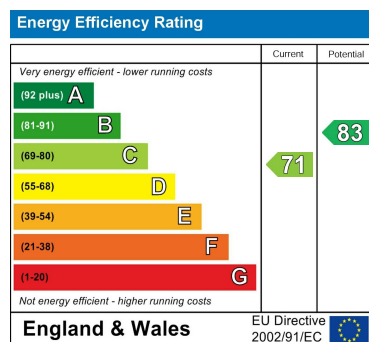


Total area: approx. 109.6 sq. metres (1179.7 sq. feet)

Council Tax Band

D

Energy Performance Graph



Call us on

01269 597949

ammanford@thomasandthomas-property.co.uk

<https://www.thomasandthomas-property.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.