House - Detached (EPC Rating: C) Freehold

CWMGWILI, LLANELLI, SA14 6PR

Offers In The Region Of

£375,000

THOMAS & THOMAS estate agents

4 2 2 C

4 Bedroom House - Detached located in Llanelli

Thomas & Thomas are delighted to offer For Sale this Spacious Detached Property offering versatile accommodation located in a rural area yet conveniently located to the shopping centre at Cross Hands Retail Park which offers many retail outlets such as Home Bargains, B & M, Card Factory, Leekes Furniture store among many others. The accommodation comprises, entrance hall, two reception rooms, kitchen, utility room, shower room and two bedrooms on the ground floor with two further bedrooms and bathroom located on the first floor. The property stands in approximately half an acre of grounds with large detached garage, ample off road parking for several vehicles and outbuildings, level lawn and patio area with flower beds and shrubs. The property benefits from Air Source Heating System and uPVC Double Glazing.

Freehold. Council Tax Band - E. EPC - D72

Ground Floor
With covered entrance door leading into...

Entrance Hall
With radiator and tiled floor.

Lounge
5.8 x 4.3 (19'0" x 14'1")
With radiator, textured and coved ceiling, two Patio Doors to the side and rear of the property.

Sitting Room
3.1 x 6.3 (10'2" x 20'8")
With fireplace, textured and coved ceiling, two windows to the front of the property.

KItchen
4.2 x 3.0 (13'9" x 9'10")
With a range of base and wall units, stainless steel single drainer sink unit with mixer taps, electric ceramic hob with extractor above, eye level double oven, integrated fridge, integrated microwave, radiator, part tiled walls, tiled floor, stairs to first floor and window to the front of the property.

Utility Room
2.3 x 1.6 (7'6" x 5'2")
With base and wall units, stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, space for fridge/freezer, radiator, integrated dishwasher, tiled floor and window to the rear of the property.

Wet Room
2.4 x 2.4 (7'10" x 7'10")
With low level flush WC, vanity unit with inset pedestal wash hand basin, walk-in double shower cubicle, extractor fan, radiator, part tiled walls, non slip flooring and window to the rear of the property.

Bedroom 1
3.8 x 2.7 (12'5" x 8'10")
With radiator, textured and coved ceiling and window to the front of the property.

Bedroom 2
3.5 x 2.7 (11'5" x 8'10")
With radiator, textured and coved ceiling and window to the front of the property.

First Floor
Landing Area with airing cupboard and window to the rear of the property.

Bedroom 3
4.2 x 3.0 (13'9" x 9'10")
With radiator and windows to the front and rear of the property.

Bedroom 4
3.2 x 3.2 (10'5" x 10'5")
With radiator, textured and coved ceiling, fitted wardrobes and window to the front of the property.

Bathroom
2.4 x 3.2 (7'10" x 10'5")
With low level flush WC, vanity unit with inset pedestal wash hand basin, panelled bath with overhead shower and glass screen, extractor fan, fully tiled walls and window to the front of the property.

External
With gated access to driveway leading to the property, detached garage with electricity connected (9.8 x 4.4) and parking for several vehicles, outbuilding (18.0 x 4.0) divided into stables and workshop with electricity connected, large mature gardens with lawned and patio area surrounded by flower beds shrubs and trees within the half acre of land.

Services
Mains electricity and water. Septic Tank. Air Source Heating System & Solar Panels.

Council Tax
- Band E

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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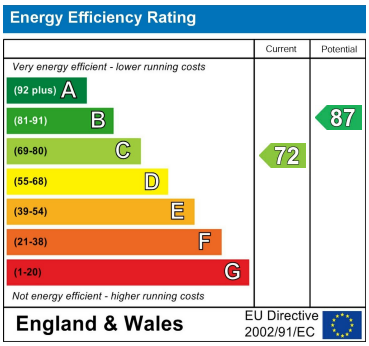
Directions
Leave Ammanford on College Street, turn left into Station Road, then second right, continue over the level crossing and proceed for approximately 2 1/2 miles into the village of Capel Hendre at the Cross Road turn right onto Lotwen Road, then turn left onto Thornhill Road and the property can be located on the left hand side and identified by our For Sale Board.

Total area: approx. 276.8 sq. metres (2979.3 sq. feet)

Council Tax Band

E

Energy Performance Graph



Call us on

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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.

THOMAS & THOMAS estate agents