Sales & Lettings of Residential, Rural & Commercial Properties

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Ty Cambria Heol Caegwyn, Drefach, Nr. Cross Hands, Llanelli, SA14 7BB

Offers In The Region Of £450,000

- ATTRACTIVE MODERN DECEPTIVELY LARGE DETACHED DOUBLE BAY FRONTED DORMER RESIDENCE.
- 3/4 BEDROOMS - 3 DOUBLES.
- OIL C/H. PVCu DOUBLE GLAZED WINDOWS.
- CONVENIENT TO CARMATHEN, AMMANFORD, LLANELLI, SWANSEA AND THE M4 MOTORWAY.
- SUBSTANTIALLY MODERNISED AND UPDATED SINCE 2020.
- 2 LIVING ROOMS. 2 BATHROOMS. 3 WC's.
- RELATIVELY SHORT LEVEL WALK OF THE 'NISA' LOCAL CONVENIENCE STORE.
- SET IN 0.5 ACRE OF GARDENS INCORPORATING A LARGE PARKING AREA SUITABLE FOR A MOTORHOME.
- CONSERVATORY. UTILITY ROOM. AIR CONDITIONING.
- 2.5 MILES CROSS HANDS AND A48 DUAL CARRIAGEWAY.

Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424

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Ty Cambria Heol Caegwyn, Nr. Cross Hands SA14 7BB

An attractive most conveniently situated individually built DETACHED DOUBLE BAY FRONTED 3/4 BEDROOMED (3 of double proportions) - 2 RECEPTION ROOMED RESIDENCE having attractive brick elevations with banded quoins that has been substantially modernised and updated by the vendors since 2020 to include the provision of an additional garage and purchase of approximately a third of an acre so as to enlarge the gardens/grounds of the property that have been thoughtfully adapted to accommodate a wheelchair user situated on the periphery of yet within a relatively short level walking distance of the centre of Drefach that offers a Primary School, Recreational Ground, Sports Hall, Petrol Filling Station and Convenience Store and which in turn is located on the B4310 Porthyrhyd to Tumble Road within 2.5 miles of both the village of Porthyrhyd and Cross Hands, its Business Park and the A40 Dual Carriageway, is within 8 miles of the town of Ammanford and the property is located within 10.5 miles of both the readily available facilities and services at the centre of the County and Market town of Carmarthen and the town of Llanelli. The M4 Motorway being approximately 6.5 miles distant with the City of Swansea and its Railway Station with its high speed rail link to Paddington, London being approximately 20 miles distant. The property enjoys ease of access to Ffos Las Racecourse, Pembrey Country Park, Cefn Sidan Sands and the Harbour at Burry Port.

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Council Tax Band: F





COLONNADED ENTRANCE PORCH
with PVCu part double glazed entrance door with screens to either side to

RECEPTION HALL
17'7" x 10'3" overall
with tiled floor. Upright panelled radiator. Light oak staircase to first floor. 2 Wall light fittings. 6 Power points. 2 Telephone points. Understairs storage area. Mains smoke detector.

BUILT-IN CLOAKS CUPBOARD OFF
with boarded effect door. Hanging rail. Cloak hooks.

LOUNGE
23'0" x 19'0" overall
plus PVCu double glazed bay window. Slightly 'L' shaped. Light oak boarded effect flooring. Recessed downlighting. Solid oak skirting boards. 'Fujitsu' air conditioning unit. Radiator. 15 Power points. TV and telephone points. 2 Lamp plug points. Feature fireplace. 13' (3.96m) Wide opening to

CONSERVATORY
13'1" x 9'10"
half PVCu double glazed on a dwarf wall under a PVCu double glazed roof having tri-fold doors. 2 Radiators. 4 Power points.

DINING ROOM
14'10" x 11'0" plus
PVCu double glazed bay window. Boarded effect flooring. Feature fireplace. Recessed downlighting. TV and telephone points. 10 Power points. Door to

HOME OFFICE/STUDY/BEDROOM 4
11'0" x 8'5"
with recessed downlighting. Radiator. PVCu double glazed window to side. 10 Power points. TV and telephone points.

FITTED KITCHEN/BREAKFAST ROOM
18'2" x 11'6"
with part tiled walls. PVCu double glazed window. Tiled floor. Radiator with decorative cover. TV point. 15 Power points plus fused points. Dual fuel (L.P. gas and electric) cooking range with tiled surround. Freestanding island with wood chopping board worksurface and breakfast bar. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, integrated fridge, dishwasher and cooker hood. Sliding door to the Reception Hall.

REAR HALL
'L' shaped with 2 power points. Tiled floor. Radiator. Recessed downlighting. PVCu part opaque double glazed door and side screen to rear. Door to the integral garage.

UTILITY ROOM
11'0" x 8'2"
with tiled floor. PVCu double glazed window. Extractor fan. Part tiled walls. Range of fitted base and eye level kitchen units incorporating a wash-up bowl. Plumbing for washing machine. 'Worcester' oil fired central heating boiler. 10 Power points plus fused points. Radiator. Electricity consumer unit.

SEPARATE WC
with tiled floor. Fully tiled walls. Wall mounted panel radiator. Extractor fan. Combined WC and wash hand basin in white. Recessed downlighting. PVCu opaque double glazed window.

FIRST FLOOR

GALLERIED STYLE LANDING
10'3" x 9'8" overall
with exposed boarded floor. Smoke detector. 2 Power points. Eaves storage off.

FRONT BEDROOM 1
10'7" x 9'10" overall
with exposed boarded floor. Recessed downlighting. PVCu double glazed window. Radiator. TV and telephone points. 8 Power points.

FRONT BEDROOM 2
16'3" x 8'7"
with exposed boarded floor. Recessed downlighting. Access to loft space. Radiator. PVCu double glazed window. 6 Power points. TV and telephone points.

FAMILY BATHROOM
18'7" x 8'6"
with tile effect vinyl floor covering. Double glazed 'Velux' window. Radiator with cover. Fully tiled walls. Recessed downlighting. Tiled double shower enclosure with plumbed-in 'rainhead' shower over and sliding shower door. 4 Piece suite in white comprising WC, bidet, pedestal wash hand basin and oval jacuzzi bathtub with tiled surround and shower attachment. Extractor fan.

MASTER BEDROOM SUITE comprising: -

MASTER BEDROOM 3
17'7" x 14'10"
slightly 'L' shaped with 2 radiators having decorative covers. Exposed boarded floor. Double aspect. 2 PVCu double glazed windows. TV and telephone points. 13 Power points. Recessed downlighting. 'Fujitsu' air conditioning unit. 2 Wall light fittings.

WALK-IN WARDROBE OFF
17'7" x 3'9"
with eaves storage off. Exposed boarded floor. Fitted hanging rails. Radiator.

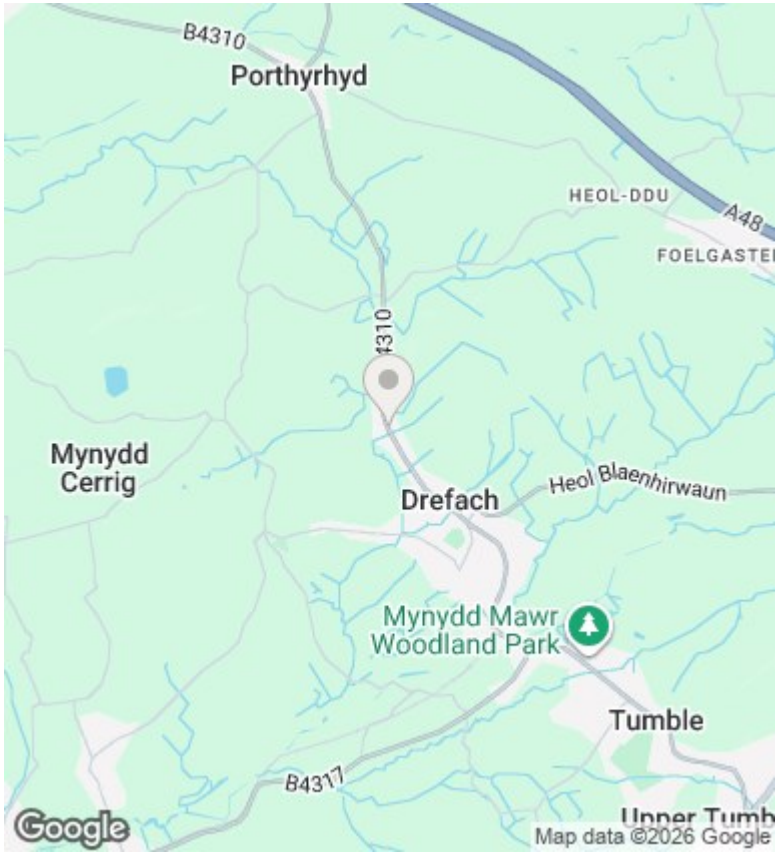
EN-SUTE SHOWER ROOM
10'4" x 5'10"
with boarded effect vinyl floor covering. Double glazed 'Velux' window. Fully tiled walls. 2 Piece suite in white comprising pedestal wash hand basin with storage cupboard beneath and WC. Radiator with decorative cover. Access to eaves storage off. Wall light with shaver point. Tiled shower enclosure with plumbed- in shower over. Extractor fan.

EXTERNALLY
The residence occupies enclosed landscaped gardens and grounds that amount to approximately half an acre that have been thoughtfully adapted to meet the needs of a wheelchair user with carefully considered alterations to the garden/grounds that enhance accessibility and ease of movement. The grounds having been carefully arranged to facilitate accessibility with level or gently sloping access together with other features intended to enhance independent use and enjoyment of the property.
The adaptations represent a valuable feature of the property, however, prospective purchasers are advised to satisfy themselves that the accommodation and facilities meet their own individual requirements.
The property is approached via an electronically operated double gated tarmacadamed entrance drive that leads past the residence to a large tarmacadamed parking/turning area at rear that is suitably large enough to accommodate a motor home and/or caravan. There is a brick walled/decoratively railed and stoned front garden with wrought iron railings and pedestrian gate with a tarmacadamed forecourt to either side of the main entrance porch with seating areas. There is a footpath to one side. Immediately off the rear hall is a paved covered terrace and Car Port with beyond the parking area a double ramped pathway that leads down to an enclosed gently sloping lawned garden that is interspersed with mature trees that abuts a recreational ground. FISH POND. OUTSIDE LIGHT, WATER TAPS and POWER POINTS. BUNDED OIL STORAGE TANK. GARDEN STORE SHED. COURTESY LIGHTING TO THE GARDEN/GROUNDS.
Applicants should note that a surface water drainage system has been installed for the gardens/grounds.

INTEGRAL GARAGE
15'7" x 15'0"
with access to loft space. Electronically operated roller door. 4 Power points. Radiator. Telephone point. PVCu double glazed window.

ADJOINING GARAGE
18'0" x 11'7"
with vaulted ceiling. PVCu part opaque double glazed door to side. Electronically operated roller door. PV panel battery, invertor and associated equipment. Shower hose. 5 Power points.





Directions

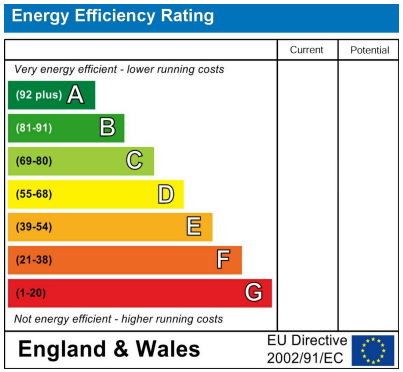
Upon entering Drefach from the Carmarthen/Llanddarog/Porthyrhyd direction the property is the second on the right hand side and well before the entrance to Drefach Cricket Club/Recreational Ground.

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

F



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