





No 4 Caeffynnon, Drefach, Nr. Cross Hands, Llanelli, SA14 7BJ

Offers In The Region Of £575,000

- SUBSTANTIAL INDIVIDUALLY BUILT FAMILY RESIDENCE.
- 6 BATHROOMS. 7 WC's. OIL C/H.
- SUNNY SOUTH FACING REAR GARDEN ABUTTING FARMLAND.
- SMALL PEACEFUL CUL-DE-SAC OF VARYING TYPES AND DESIGNS.
- DECEPTIVELY LARGE 6 BEDROOMED FLEXIBLE ACCOMMODATION OVER 3 FLOORS.
- PVCu DOUBLE GLAZED WINDOWS. EPC - C (71).
- 3 MILES CROSS HANDS AND ITS BUSINESS PARK.
- WALKING DISTANCE GWENDRAETH VALLEY SPORTS CENTRE.
- 3 RECEPTION ROOMS. GAMES ROOM.
- FLOOR AREA - 391SQ.M. VIEWS TO REAR.
- 0.5 MILE 'NISA' LOCAL CONVENIENCE STORE/SUB POST OFFICE/PETROL FILLING STATION.
- WALIKNG DISTANCE PRIMARY SCHOOL.

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A most conveniently situated attractive double fronted individually designed and traditionally built DETACHED FAMILY RESIDENCE affording flexible, deceptively large 6 BEDROOMED (5 En-suite)/4 RECEPTION ROOMED ACCOMMODATION with many character features including oak boarded floors, oak effect internal doors, solid wood staircase etc. occupying a large relatively level mainly lawned garden that abuts the countryside at rear enjoying a sunny position towards the head of a small peaceful cul-de-sac of varying types and designs on the periphery of yet within walking distance of the Gwendraeth Valley Sports Centre (third mile), is within walking distance of the Primary School and 'Nisa' local convenience store/Post Office/petrol filling station (half mile) and the Recreational Ground at Drefach and which in turn is located on the B4310 'Porthyrhyd to Cross Hands' Road within 3 miles of the centre of Cross Hands, its Business Park and the A48 dual carriageway, is within 3.5 miles of the National Botanic Garden of Wales, is within 2 miles of the A476 'Cross Hands to Llanelli' Road, is located within 7 miles of the M4 Motorway, is within 8 miles of the town of Ammanford and the property is located within 11 miles of both the town of Llanelli and the County and Market town of Carmarthen. The city of Swansea with its high speed rail link to London Paddington Station being some 21 miles distant.

6 5 4

Council Tax Band: G





RECEPTION HALL
18'9" x 13'10" overall
with oak boarded floor. 2 Radiators. Centrally located solid wood staircase to the first floor. Feature arched hardwood double doors to fore. 2 Power points. Part glazed double doors to the Garden Room and main Lounge.

BUILT-IN CLOAKS CUPBOARD OFF
5'2" in depth
with cloak hooks.

SEPARATE WC
with slate effect ceramic tiled floor. PVCu opaque double glazed window. Feature radiator. 2 Piece suite in white comprising wash hand basin with tiled splashback and WC.

LOUNGE/DINING ROOM
33'10" x 15'0"
with recessed downlighting. Oak boarded floor. Double aspect. 2 Radiators. PVCu double glazed window to fore. 2 PVCu double glazed windows to rear either side of a PVCu double glazed double French doors to and overlooking the rear garden and from which a rural view is enjoyed. Multi-fuel roomheater. 8 Power points. TV and telephone points.

GARDEN ROOM/SNUG
13'10" x 9'11"
with 4 power points. Recessed downlighting. Radiator. Glazed/panelled double oak doors to the hallway. PVCu double glazed double French doors to and overlooking the rear decked sun terrace and garden and from which a far reaching view is enjoyed. Oak boarded floor.

FITTED KITCHEN/BREAKFAST ROOM
14'9" x 13'6"
with ceramic tiled floor. Recessed downlighting. PVCu double glazed window overlooking the rear garden. Radiator. 2 Wall light fittings. 8 Power points plus fused points. Range of fitted base and eye level kitchen units incorporating integrated full sized and under counter larder fridges, dishwasher, canopied cooker hood and 1.5 bowl sink unit. The 'Rangemaster' cooking range is available by SEPARATE NEGOTIATION. Opening to

LIVING/DINING ROOM
18'4" x 9'5"
with ceramic tiled floor to match the kitchen. PVCu double glazed window to fore. Radiator. 4 Power points. TV and telephone points. Glazed double doors to

SIDE ENTRANCE HALL
9'4" x 4'9"
with ceramic tiled floor. Radiator. 2 Power points. PVCu part opaque double glazed entrance door and side screens to outside.

UTILITY ROOM
12'8" x 5'3"
with PVCu double glazed window with a view. Slate effect ceramic tiled floor. Radiator. Part tiled walls. 4 Power points plus fused point. Range of fitted base and eye level kitchen units with granite worksurfaces incorporating a sink and integrated freezer and tumble dryer. Plumbing for washing machine. Door to

REAR HALL
6'8" x 5'3"
with slate effect ceramic tiled floor. Secondary staircase to the first floor. PVCu part opaque double glazed entrance door and side screen that leads to the rear decked sun terrace. Understairs storage cupboard. Door to

GAMES ROOM
22'11" x 16'1" overall
slightly 'L' shaped with oak boarded effect flooring. 2 Radiators. Recessed downlighting. 6 Power points. PVCu double glazed window. Pair of PVCu double glazed double French doors each with side screens.

FITTED BOILER CUPBOARD
housing the pressurised hot water cylinder. C/h timer control. 'Grant' oil fired central heating boiler. Double doors.

LIVING ROOM/HOME OFFICE
14'7" x 9'7"
with oak boarded floor. Recessed downlighting. 6 Power points. TV and telephone points. PVCu double glazed window to fore. Radiator.

FIRST FLOOR -
7' 9" (2.36m) Ceiling heights

GALLERIED LANDING
overall
with 2 radiators. Oak boarded floor. Recessed downlighting. 4 Power points. Hardwood double glazed picture window. Staircase to the second floor.

MASTER BEDROOM SUITE comprising: -

BEDROOM 1
15'0" x 13'4"
with oak boarded flooring. Radiator. PVCu double glazed window to fore. TV and telephone points. 6 Power points.

EN-SUITE BATHROOM
10'0" x 8'8"
with ceramic tiled floor. PVCu opaque double glazed window. Chrome towel warmer ladder radiator. Fully tiled walls. 3 Piece suite in white comprising WC, pedestal wash hand basin and double ended jacuzzi/spa bath with shower attachment. Shower enclosure with drying area off. Extractor fan.

WALK-IN WARDROBE
10'0" x 6'0"
with oak boarded flooring. PVCu opaque double glazed window. Radiator. Open fronted fitted wardrobes and cupboards.

REAR BEDROOM 2
10'6" x 10'0" plus
built-in cupboard and wardrobe. Radiator. PVCu double glazed window with a far reaching rural view. 6 Power points. TV and telephone points. Door to

EN-SUITE SHOWER ROOM
with ceramic tiled floor. Radiator. PVCu opaque double glazed window. 2 Piece suite in white comprising WC and wash hand basin with tiled splashback. Tiled shower enclosure with plumbed-in shower over. Extractor fan.

INNER LANDING
with oak boarded flooring. BUILT-IN AIRING/LINEN CUPBOARD off.

FRONT BEDROOM 3
9'8" x 9'2"
with radiator. PVCu double glazed window. 8 Power points. TV point. Understairs storage cupboard.

REAR BEDROOM 4
10'1" x 9'2" plus
built in double and single wardrobes. Radiator. PVCu double glazed window with a far reaching rural view. 6 Power points. TV and telephone points. Door to

EN-SUITE SHOWER ROOM.
with ceramic tiled floor. PVCu opaque double glazed window. Extractor fan. Radiator. 2 Piece suite in white comprising WC and pedestal wash hand basin with tiled splashback. Tiled shower enclosure with plumbed-in shower over.

FRONT BEDROOM 5
9'11" x 9'9" plus
wall to wall/floor to ceiling built-in wardrobe. PVCu double glazed window to fore. Radiator. 6 Power points. TV and telephone points. Door to

EN-SUITE SHOWER ROOM
6'5" x 6'4"
with ceramic tiled floor. PVCu opaque double glazed window. Extractor fan. Radiator. 2 Piece suite in white comprising wash hand bowl with tiled splashback and WC. Part tiled shower enclosure with plumbed-in shower over and shower door.

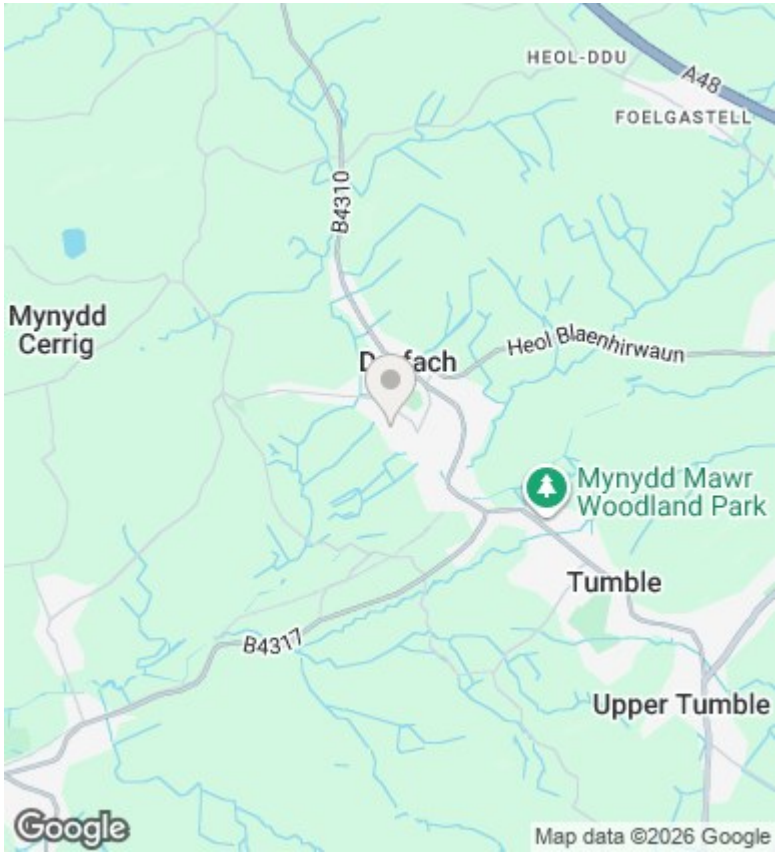
FAMILY BATHROOM
with extractor fan. Part tiled walls. PVCu opaque double glazed window. 3 Piece suite comprising wash hand bowl, corner bath with shower attachment and WC. Towel warmer ladder radiator. Door to

HOME OFFICE/PLAY ROOM
22'11" x 11'8"
with radiator. Oak boarded effect flooring. Secondary staircase to the ground floor. 6 Power points. TV and telephone points. PVCu double glazed window with a rural view. Eaves storage cupboard off. APPLICANTS SHOULD NOTE THAT THE HOME OFFICE ALONG WITH THE GROUND FLOOR GAMES ROOM/UTILIRTY ROOM COULD EASILY BE CONVERTED TO A GRANNY FLAT IF SO DESIRED and subject to any consents that may be required.

SECOND FLOOR

LANDING





Directions

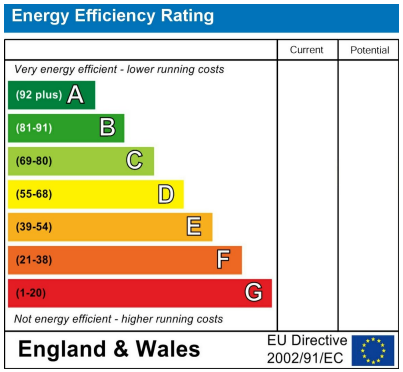
Upon entering Drefach from either the Cross Hands, Porthyrhyd or Tumble directions turn off 'Heol Cwmmawr' at the mini roundabout into 'Mary Street' - signposted Carwyn Sports Centre, travel to the 'T' junction with 'Heol Cwmbach'/'Heol Ddu' and turn right and as you enter 'Capel Seion Road' turn left opposite 'Brynglas' into 'Caeffynnon' - signposted. Travel three quarters of the way into 'Caeffynnon' and the property will be found on your right hand side before the 'hammer head.'

Viewings

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

Council Tax Band

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