



Heol Y Parc

Cefneithin, Llanelli SA14 7DS

- Detached Bungalow
 - Integral Garage
- Detached Outbuildings
 - Chain Free
- Gas LPG Central Heating
- Two Bedrooms
- Front and Rear Gardens
- Freehold Property
 - EPC: G
- Village Location

Asking Price £239,995 Freehold





Location

Description

Welcome to this charming detached bungalow located in the village of Cefneithin, Llanelli. This lovely property boasts a spacious reception room, kitchen/ dining room, utility room, two cozy bedrooms and family bathroom, offering comfortable living spaces for you and your family. One of the standout features of this property is the ample off road parking leading to a garage. With LPG gas central heating, you can stay warm and cozy throughout the year, while enjoying the front and rear gardens that offer a perfect setting for outdoor relaxation and entertaining. Whether you're looking for a peaceful retreat or a family home, this bungalow ticks all the boxes with its desirable features and prime location. Don't miss out on the opportunity. EPC:G CHAIN FREE.

L Shaped Hallway

17'4" x 8'0" approx

Access via uPVC double glazed door, windows facing front, radiator, door leading to integral garage.

Lounge

18'3" x 13'8" approx

uPVC double glazed window facing front and side, electric fireplace with feature surround,

Kitchen Dining Room

13'8" x 10'8" approx

Fitted with matching base and wall units, radiator, uPVC double glazed window facing rear of property, door leads to utility room, Space for dining table.

Utility Room

10'9" x 7'9" approx

Fitted with base units, plumbing for washing machine, space for tumble dryer, radiator, electric oven with extractor hood over, uPVC double glazed windows facing rear of property, uPVC double glazed door giving rear access.

Bedroom One

14'7" x 10'3" approx
uPVC double glazed window facing rear of property, two radiators, fitted wardrobes.

Bedroom Two

10'1" x 7'9" approx
uPVC double glazed window facing rear of property, radiator

Bathroom

9'1" x 6'2" approx
Fitted with a three piece suit comprising of W.C. Vanity unit with hand wash basin, freestanding enclosure shower unit, radiator, uPVC double glazed window facing rear of property, tiled flooring, airing cupboard, hatch to attic space, extractor fan.

Integral Garage/Workshop

13'7" x 11'10" approx
With up and over door, window facing side of property, LPG Gas wall mounted Boiler, workshop area.

External Rear

Patio area with steps leading to lawn area surrounded with mature shrubbery, Two Outbuildings, shed, greenhouse and gated side access

External Front

Approach via swiping driveway with lawned area to front.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, gas, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

IMPORTANT INFORMATION

These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.



DRAFT

These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.

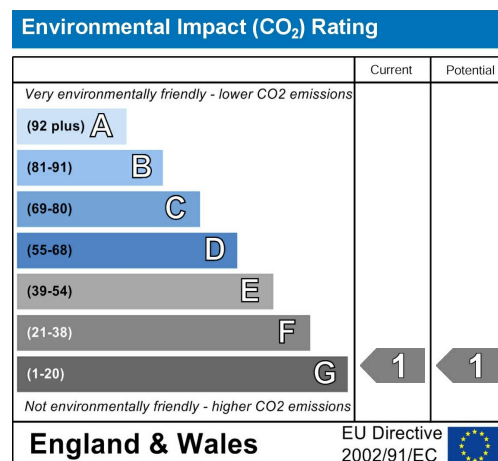
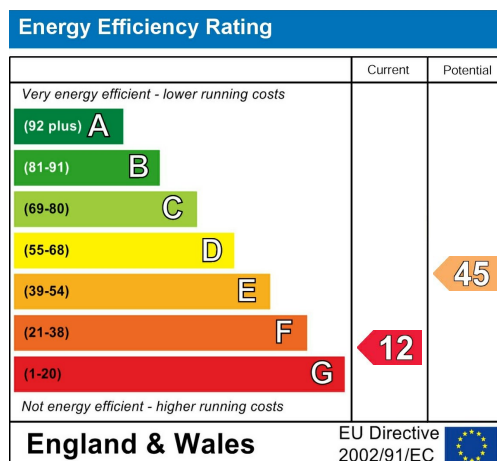








Local Authority Carmarthenshire
Council Tax Band D
EPC Rating G



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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 for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.