



Parc Y Gelli

Foelgastell, Llanelli SA14 7AQ

- Semi-detached Townhouse
- Master Bedroom With En-suite
- Two Off Road Parking Spaces
 - Village Location
 - EPC; tbc
- Three Double Bedrooms
 - Underfloor Heating
 - CHAIN FREE
 - Freehold
- Viewing By Appointment Only

Asking Price £214,995 Freehold





Location

Description

Cymru Estates have pleasure in offering for sale a three bedroom semi-detached Townhouse in the sought after cul de sac location of Foelgastell, with easy access to A48/ M4. The property is split over three floors and consists of Lounge, Kitchen, Utility room and cloakroom to the ground floor. Two bedrooms, with a family bathroom to first floor, master bedroom and en-suite to the second floor. The property is run on ground source heating with underfloor heating to the ground and first floor. Externally there is off road parking for two cars and a decking area to the rear of the property. Chain Free, Energy rating: tbc.

Porch Area

5'3" x 5'2" approx

Access via composite door, uPVC double glazed window to front.

Cloakroom

6'0" x 3'1" approx

Fitted with a two piece suite comprising of low level W.C., and wall mounted sink. uPVC double glazed window facing side with obscure glass.

Lounge

16'3" x 12'11" approx

uPVC double glazed window facing front, stair case to first floor.

Kitchen

11'6" x 9'8" approx

Fitted with matching base and wall units with worksurface over, electric oven and grill and four ring electric hob with extractor hood over, stainless steel sink with drainer and mixer tap, space for fridge/ freezer, uPVC double glazed window facing rear.

Utility Room

7'0" x 5'11" approx

Base unit with worksurface over, stainless steel sink with mixer tap, plumbing for washing machine, cupboard housing ground source heating boiler.

Landing

uPVC double glazed window facing front, stair case to second floor.

Bedroom Two

12'8" x 8'8" approx

uPVC double glazed window facing rear.

Bedroom Three

10'2" x 9'10" approx

uPVC double glazed window facing front.

Family Bathroom

7'0" x 5'9" approx

Fitted with a three piece suite comprising of bath with shower attachment over, low level W.C., and vanity wash hand basin. uPVC double glazed window facing rear with obscure glass.

Second Floor

Large fitted wardrobe.

Master Bedroom

16'2" x 9'6" approx

uPVC double glazed window facing front and Velux window, radiator.

En-suite

8'1" x 3'3" approx

Fitted with a three piece suite comprising of low level W.C., shower cubicle and vanity wash hand basin. Radiator.

External

Front: Off road parking for two cars.

Rear: Decking area, gated side access, outdoor electric plug, cold water tap.

Disclaimer

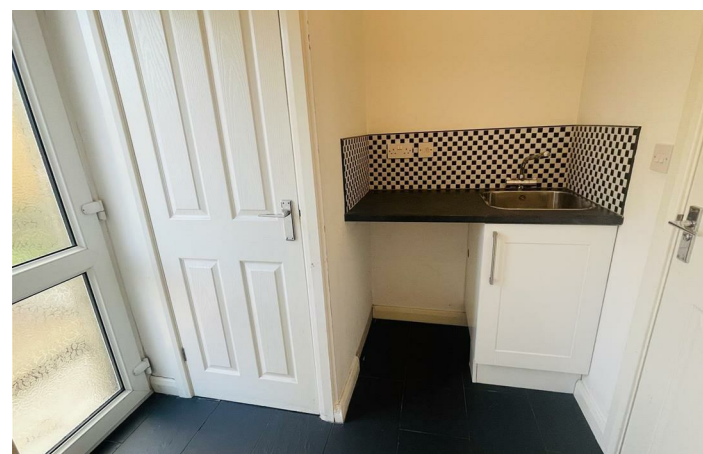
GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, 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



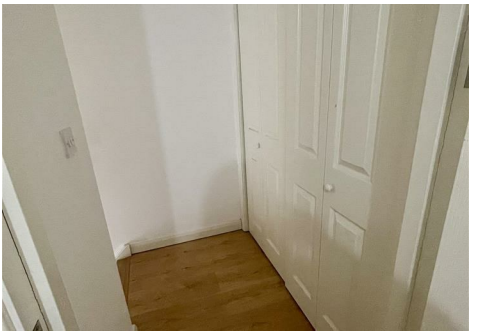
statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Cymru Estates Sales Office

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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.