



Uwchgwendraeth Drefach, Llanelli SA14 7AR

- Detached Dormer Bungalow
 - Two Reception Rooms
- Garage With Off Road Parking
 - EPC: tbc
 - Rear Garden
- Three Double Bedrooms
- Shower Room To Ground Floor & Bathroom To First Floor
- Oil Central Heating
 - Chain Free
- This property is currently undergoing probate. Completion cannot take place until probate has been granted

Asking Price £314,995 Freehold





Location

Description

Located in the charming village of Drefach, this delightful dormer-detached property offers a perfect blend of comfort and convenience. With two spacious reception rooms, this home provides ample space for both relaxation and entertaining. The property boasts three well-appointed bedrooms, making it ideal for families or those seeking extra room for guests. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. Situated in a peaceful cul-de-sac, this residence enjoys a tranquil setting while still being close to all local amenities, allowing for easy access to shops, schools, and recreational facilities.

Externally the property offers off road parking and integral garage with low maintenance garden areas. The property is also conveniently located near M4 junction 49, making it an excellent choice for commuters looking to travel to nearby towns or cities.

It is important to note that this property is currently undergoing probate, and completion cannot take place until probate has been granted. However, being chain-free adds to the appeal, allowing for a smoother transition once the legalities are resolved.

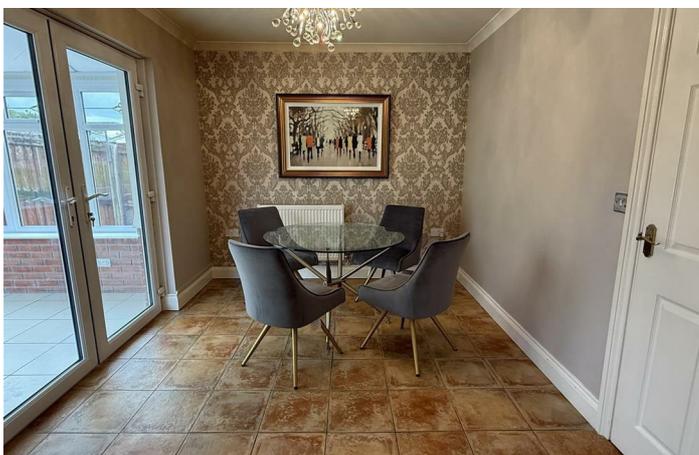
This home presents a wonderful opportunity for those looking to settle in a friendly village environment while enjoying the benefits of modern living. Don't miss the chance to make this charming property your own. EPC: D.

Entrance Hallway

Via uPVC double glazed entrance door with obscure glass, two radiators, laminate flooring, stairs to first floor, under stairs storage area.

Reception One

17'69" x 12'45" approx
two radiators, feature fireplace with marble hearth & surround and electric fire, uPVC double glazed bay style window facing front of property.



Kitchen With Dining Room

23'8" x 8'9" approx

Fitted with a range of base & wall units with complimentary worksurface over, built in electric oven & separate grill, 4 ring induction hob with extractor hood over, integrated dishwasher, 1 1/2 sink unit with mixer tap, tiled floor, integrated tall fridge, integrated tall freezer, uPVC double glazed window to rear, uPVC double glazed french doors lead to conservatory, radiator, space for dining table and chairs.

Utility Room

9'98" x 5'2" approx

Fitted with base units with worksurface over, tiled floor, plumbing for washing machine, space for tumble dryer, radiator, door to garage, uPVC double glazed door leads to rear of property.

Conservatory

10'69" x 10'32" approx

uPVC construction with dwarf wall and heat resistant glass, tiled floor, uPVC double glazed French doors to rear.

Bedroom One

12'4" x 11'1" approx

uPVC double glazed window to front, radiator.

Shower Room

7'4" x 4'6" approx

Fitted with a three piece suite comprising of freestanding double shower, pedestal wash hand basin & low level W.C., tiled walls, extractor fan, tiled floor, feature radiator, uPVC double glazing obscure window facing side of property.

Landing

Dog leg stair case leads to first floor, uPVC double glazed window to side, hatch to attic space.

Bedroom Two

13'3" x 11'3" approx

uPVC double glazed window facing front of property, radiator, two fitted wardrobes, walk in cupboard with shelving and radiator, eaves storage area.

Bedroom Three

15'8" x 14'1" approx

uPVC double glazed window to rear, eaves storage, radiator, sliding doors with rails to wall area.



Bathroom

7'7" x 6'9" approx

Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin & low level W.C., extractor fan, partly tiled walls, tiled floor, Velux style window to side.

Integral Garage

16'4" x 9'7" approx

Power & lighting, up and over door, uPVC double glazed window to rear, fitted with base and wall mounted kitchen units, freestanding oil fired boiler.

External

Tarmac driveway leads to integral garage, ample off road parking, garden laid to artificial grass, gated side access to leads to low maintenance rear garden with patio area, artificial grass area, ornamental chippings, pathway to steps leading to small patio area, two outside taps, oil tank.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

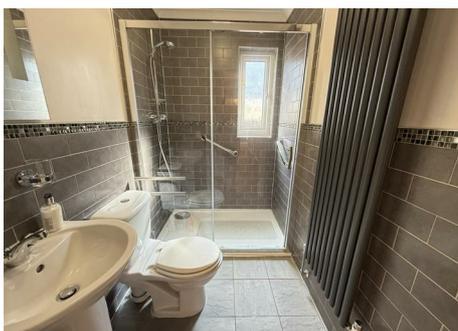
SERVICES: Mains electricity, gas, water and

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.

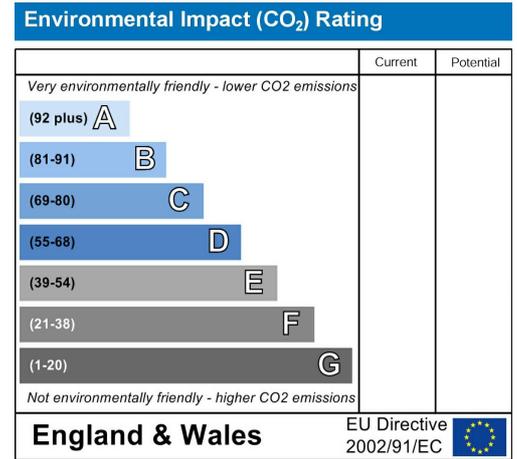
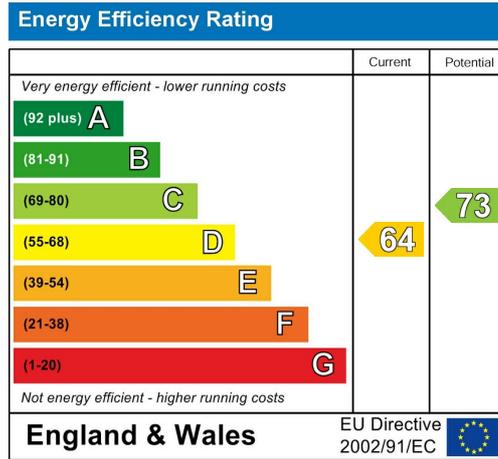








Local Authority
Council Tax Band
EPC Rating D



Cymru Estates Sales Office

23a Llandeilo Road, Cross Hands,
Llanelli, Dyfed, SA14 6NA

Contact

01269 846746
crosshands@cymruestates.com
www.cymruestates.com

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.