



## **Heol Cae Pownd**

Cefneithin, Llanelli SA14 7BZ

- Contemporary and Stylish Detached Property
- Master Bedroom With En-Suite & Walk In Wardrobe
- Off Road Parking
- Village Location
- EPC: B
- Four Bedrooms
- Enclosed Rear garden With Garden Room
- Gas Central Heating
- Freehold
- Viewing By Appointment Only

**Asking Price £300,000 Freehold**





## Location

## Description

Located in the village of Cefneithin, this delightful detached house offers a perfect blend of modern living and comfort. With four spacious bedrooms, including a Master Bedroom complete with an ensuite bathroom and a walk-in wardrobe, this home is designed to cater to the needs of families and individuals alike.

The property boasts two inviting reception rooms, providing ample space for relaxation and entertainment. The contemporary design is complemented by thoughtful additions made by the owners, enhancing the overall appeal of the home.

For those who appreciate outdoor living, the enclosed rear garden is a true gem. It features a versatile garden room, which can serve as a bar or gym, making it an ideal space for leisure and social gatherings. Additionally, the property offers off-road parking for up to four vehicles, ensuring convenience for residents and guests.

Situated close to local amenities and schools, this home is perfectly positioned for easy access to everything you need. Whether you are looking for a family home or a peaceful retreat, this property in Cefneithin is sure to impress. Don't miss the opportunity to make this wonderful house your new home. EPC: B

## Hallway

Access via composite door, staircase to first floor, radiator

## Lounge

15'9 x 10'11 ( approx)

Media wall with electric fire, radiator, uPVC double glazed window facing front, double doors leading to kitchen/ dining room.

## **Kitchen/ Dining Room**

18'4 x 10'4 ( approx)

Fitted with a range of base and wall units with complimentary worksurface over, composite sink unit with mixer tap, integrated electric oven and four ring electric hob with extractor hood over. Integrated dishwasher, plumbing for American style fridge freezer, radiator and uPVC double glazed window to rear and French doors to rear garden.

## **Utility**

7'2 x 5'3 (approx)

Plumbing for washing machine and space for tumble dryer with worksurface over, one wall cupboard and wall mounted gas boiler, composite door to side.

## **Cloakroom**

5'6 x 2'10 ( approx)

Fitted with a two piece suite comprises of low level W.C, and pedestal wash hand basin. Radiator, uPVC double glazed window to rear with obscure glass.

## **Garage Conversion/ Second Reception**

11'6 x 8'11 (approx)

Radiator.

## **Landing**

Attic hatch with pull down ladder.

## **Master Bedroom**

10'11 x 10'4 (approx)

Walk in wardrobe, radiator, uPVC double glazed window to front.

## **En-Suite**

6'10 x 6'10 ( approx)

Newly fitted three piece suite comprises of vanity unit with low level W.C., and sink with LED bathroom mirror, shower enclosure with mains shower. Storage cupboard, heated towel rail, extractor fan, uPVC double glazed window to side with obscure glass.

## **Bedroom Two**

12'2 x 9'4 ( approx)

Radiator, uPVC double glazed window to front.

## **Bedroom Three**

9'8 x 9'3 (approx)

Radiator, uPVC double glazed window to rear.



### Bedroom Four

9'8 x 7'3 (approx)

Radiator, uPVC double glazed window to rear.

### Family Bathroom

6'9 x 6'4 (approx)

Fitted with a three piece suite comprises of low level W.C., pedestal wash hand basin and panelled bath with shower over. Extractor fan, radiator and uPVC double glazed window to rear with obscure glass.

### External Front

Tarmac drive providing off road parking, gated side access to rear.

### External Rear

Patio area, steps leading to artificial grass area and further patio and Garden Room.

### Garden Room

Currently used as Bar and Gym. Power and lighting, insulated walls and ceiling, uPVC double glazed window and bifold doors.

### Disclaimer

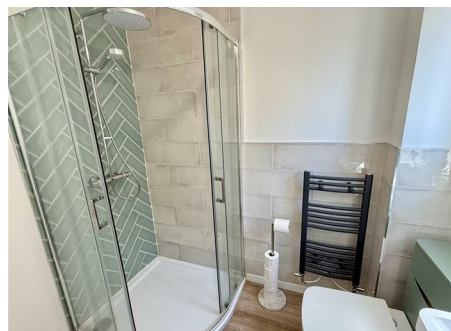
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**IMPORTANT NOTICE:** These particulars are intended to provide a fair description of the property for guidance only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement.

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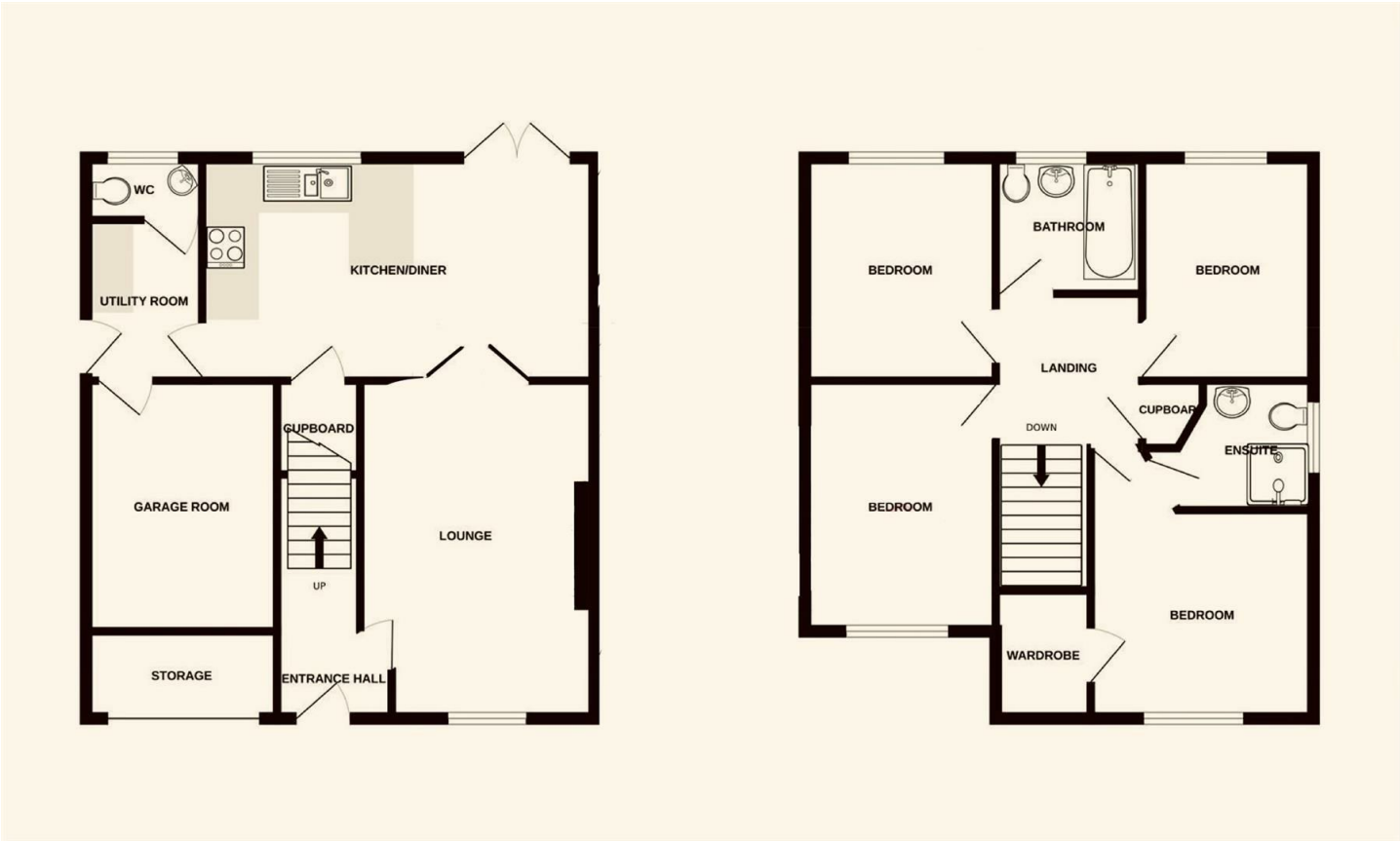
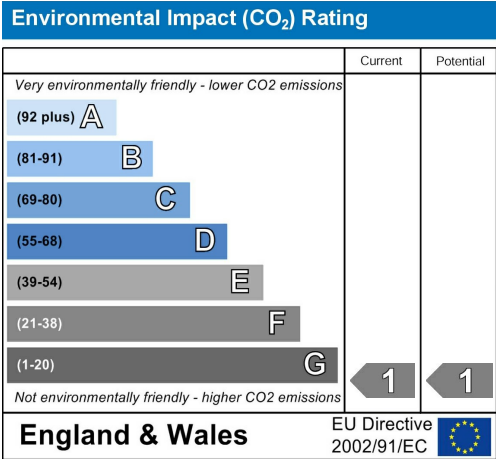
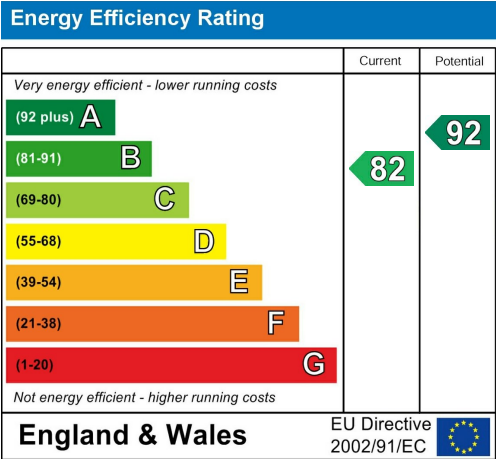
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Local Authority Carmarthenshire  
 Council Tax Band E  
 EPC Rating B



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