



Heol Y Deri

Cwmgwili, Llanelli SA14 6PH

- Semi Detached Property
- Three Reception Rooms
- Off Road Parking To Front Of Property
- EPC:D
- Freehold Property
- Three Bedrooms
- Detached Summer House With Power & Lighting.
- Rear Garden With Storage Sheds
- CHAINFREE
- Featured Property

Asking Price £199,950 Freehold





Location

Description

Located in the village of Cwmgwili, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-appointed kitchen features a dining area, making it an ideal spot for family meals and gatherings. The home boasts three inviting bedrooms, providing a peaceful retreat for all family members. The bathroom is conveniently located, ensuring ease of access for everyone. One of the standout features of this property is the off-road parking, additionally, the rear garden is a true gem, complete with a detached summer house that is equipped with power, offering a versatile space for hobbies or relaxation. The garden also includes storage sheds, providing practical solutions for garden tools and outdoor equipment.

Situated just off junction 49 of the M4, this location offers excellent transport links, making it easy to commute to nearby towns and cities. Whether you are looking for a family home or a peaceful retreat, this property in Cwmgwili is sure to impress. With its generous living spaces, outdoor amenities, and convenient location, it presents a wonderful opportunity for prospective buyers or renters alike. CHAINFREE. EPC:D

Reception Room

11'4" x 9'3" approx

Access via uPVC double glazed door and window to front, feature radiator.

Lounge

13'4" x 11'9" approx

uPVC double glazed window facing front, radiator.

Conservatory

13'5" x 9'3" approx

uPVC double glazed windows and double doors to rear garden, two radiators.

Kitchen/ Diner

Fitted with matching base and wall units with worksurface over, stainless steel sink, integrated fridge/ freezer and dishwasher, electric oven and grill, electric hob with extractor hood over, plumbing for washing machine. uPVC double glazed window facing rear and door to side.

Landing

uPVC double glazed window facing side, radiator.

Bedroom One

11'6" x 11'0" approx

uPVC double glazed window facing front, radiator.

Bedroom Two

11'5" x 8'8" approx

uPVC double glazed window facing rear, radiator.

Bedroom Three

8'5" x 8'5" approx

uPVC double glazed window facing front, radiator.

Family Bathroom

7'9" x 5'7" approx

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

External

Front: Ornamental chippings, off road parking, gated side access.

Rear: Lawn area, patio area, three block built storage sheds with W.C., Worcester oil boiler, and workshop area with power and lighting.

Summer House

11'97" x 11'46" approx

Power and lighting, uPVC double glazed french doors and window facing rear and storage room.

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.

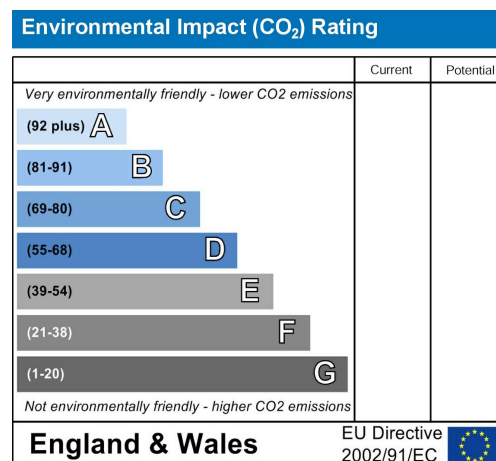
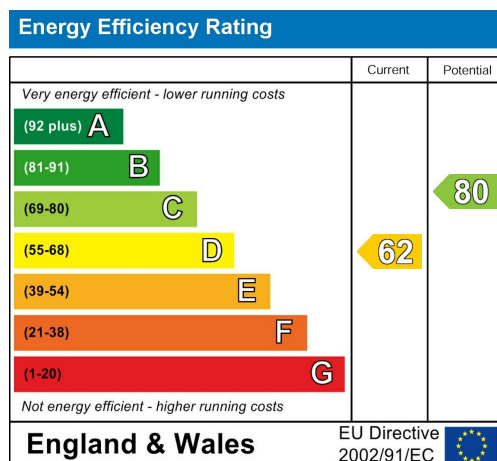








Local Authority Carmarthenshire
Council Tax Band B
EPC Rating D



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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.