



Heol Y Dre

Cefneithin, Llanelli SA14 7DR

- Detached Property
- Oil Central Heating
 - Village Location
- Two Reception Rooms
 - EPC: D
- Three Double Bedrooms
- Off Road Parking & Integral Garage
 - Enclosed Rear Garden
 - Chain Free
- Viewing By Appointment Only

Asking Price £364,950 Freehold





Location

Description

Nestled in the charming village of Cefneithin, this delightful detached house offers a perfect blend of comfort and space. With two inviting reception rooms, this property is ideal for both relaxation and entertaining guests. The heart of the home is a spacious kitchen/diner, perfect for family meals and gatherings. The house boasts three generously sized double bedrooms one with en-suite, providing ample space for family or guests. Outside, the property features ample off road parking and an integral garage. The large rear garden is a true highlight, offering a private outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air. Set in a peaceful village location that combines the tranquillity of rural living with easy access to local amenities. Whether you are looking for a family home or a serene retreat, this house on Heol Y Dre is a wonderful opportunity not to be missed. EPC: D. CHAIN FREE.

Hallway

uPVC front door, radiator, staircase to first floor.

Kitchen

14'5" x 11'8" (approx)

Fitted with a range of base and wall units with complimentary worksurface over, integrated electric oven and four ring gas hob with extractor hood, integrated dishwasher, stainless steel sink. Radiator, uPVC double glazed window to rear and side,

Utility room

9'3" x 7'1" (approx)

uPVC double glazed window to side with obscure glass, belfast sink with mixer taps. radiator, plumbing for washing machine, oil boiler, door leading to integral garage.

Lounge

17'03" x 11'91" (approx)

Radiator, uPVC double glazed window to front & side, double doors leading to:

Dining Room

13'3" x 12'9" (approx)

Radiator, uPVC double glazed french doors to rear.

Cloakroom

5'6" x 3'02" (approx)

Fitted with a two piece suite comprising of wall mounted sink and low level W.C. Radiator, uPVC double glazed window to front.

Landing

Storage cupboard, hatch to attic space.

Master Bedroom

18'5" x 16'9" (approx)

Radiator, two uPVC double glazed windows to front.

En-Suite

9'3" x 5'8" (approx)

Fitted with a three piece suite comprising of pedestal sink, low level W.C., and shower. uPVC double glazed window to the side with obscure glass, radiator, extractor fan.

Bedroom Two

17'02" x 11'8" (approx)

Two radiators, uPVC double glazed windows to front and side.

Bedroom Three

13'3" x 12'9" (approx)

Radiator, uPVC double glazed window to rear.

Family Bathroom

11.11" x 11.8" (approx)

Fitted with a three piece suite comprising of pedestal sink, low level W.C., and panelled bath with shower over, radiator, uPVC window to rear with obscure glass, airing cupboard, partly tiled walls.

Integral Garage

17'8" x 9'4" (approx)

uPVC double glazed door to side and window to side, up & over door, lighting & power.

External

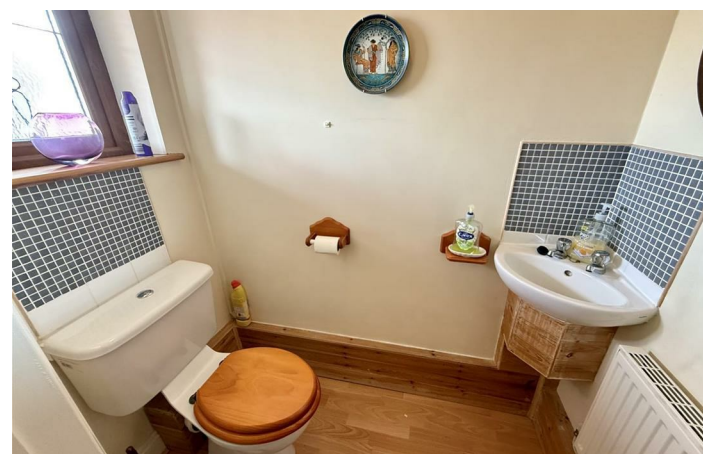
Front: Off road parking, side access.

Rear: Property set in approx 0.23 acres, L-Shaped garden with patio area.

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).

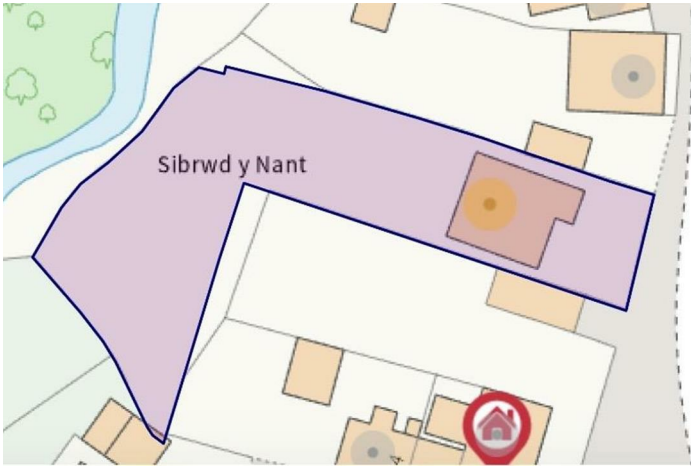
IMPORTANT INFORMATION: These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All 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.

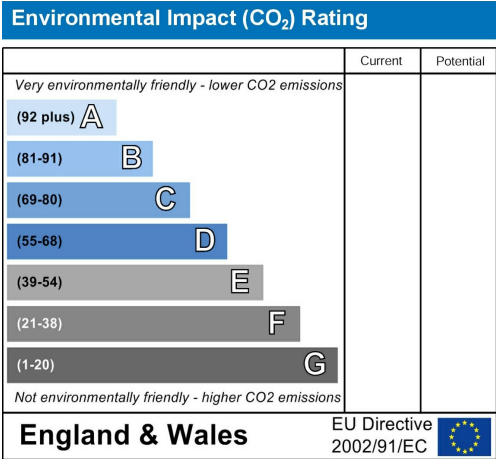
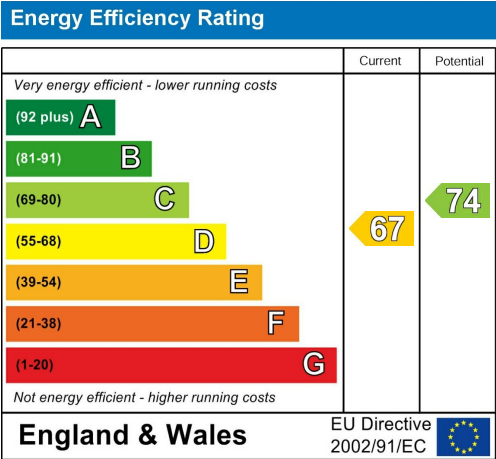








Local Authority Carmarthenshire
 Council Tax Band E
 EPC Rating D



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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.