



Heol Cae Pownd

Cefneithin, Llanelli SA14 7BX

- Semi Detached Property
- En-Suite & Family Bathroom
- Newly Fitted Conservatory
- Freehold Property. CHAINFREE
 - EPC:B
- Three Bedrooms
- Garage With Off Road Parking
- Easy Access For M4 junction 49
- Close To All local Amenities
- Gas Central Heating

Asking Price £229,950 Freehold





Location

Description

Located in the village of Cefneithin, Llanelli, this modern semi-detached house on Heol Cae Pownd offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, the newly fitted conservatory invites natural light and offers a lovely space to enjoy the garden throughout the year.

The property boasts two bathrooms, ensuring that morning routines are a breeze for all residents. For those with vehicles, the off-road parking leads to an integral garage for additional storage or secure parking.

Situated conveniently near M4 junction 49, this home offers easy access to major transport links, making commuting a straightforward affair. The village location ensures that all local amenities are within easy reach, providing a perfect balance of rural charm and modern living.

This property is CHAIN FREE, allowing for a smooth and efficient purchase process. Whether you are a first-time buyer or looking to relocate, this home presents an excellent opportunity to enjoy a comfortable lifestyle in a desirable area. Don't miss the chance to make this lovely house your new home. EPC: B

Entrance Hallway

Via composite door, radiator

Reception Room

16'08" x 10'24" approx

uPVC double glazed window to front, radiator

W.C. Cloakroom

Fitted with a two piece suite comprising of wall mounted sink and low level W.C. Radiator.

Kitchen With Dining Area

18'78" x 7'64" approx

Fitted with a range of base and wall units with worksurface over, sink unit with mixer tap and drainer including instant boiling water tap, electric oven and gas hob with extractor fan over, cupboard housing gas central heating boiler, plumbing for washing machine and dishwasher, space for fridge/ freezer, uPVC double glazed patio doors to rear and window.

Conservatory

9'9" x 8'1" approx

uPVC single glazed glass construction, resin floor, electric heater

Landing

Access to loft, storage cupboard, uPVC double glazed window to side.

Bedroom One

13'84" x 9'69" approx

Two uPVC double glazed windows to front, radiator, fitted wardrobe.

En-Suite

Fitted with a three piece suite comprising of shower cubicle, low level W.C, pedestal sink. Radiator.

Bedroom Two

11'24" x 8'7" approx

uPVC double glazed window to rear, radiator, fitted wardrobe.

Bedroom Three

9'85" x 7'78" approx

uPVC double glazed window to rear, radiator, fitted wardrobe.

Family Bathroom

8'8" x 6'5" approx

Fitted with a three piece suite comprising of bath with shower over, low level W.C., and pedestal sink. Extractor fan and radiator.

Garage With Off Road Parking

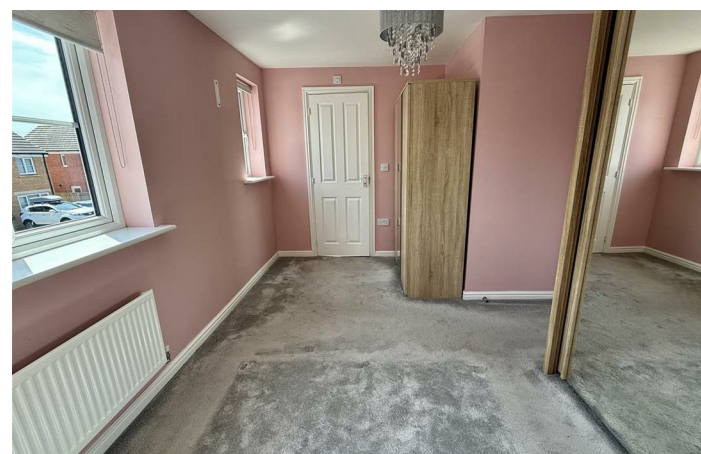
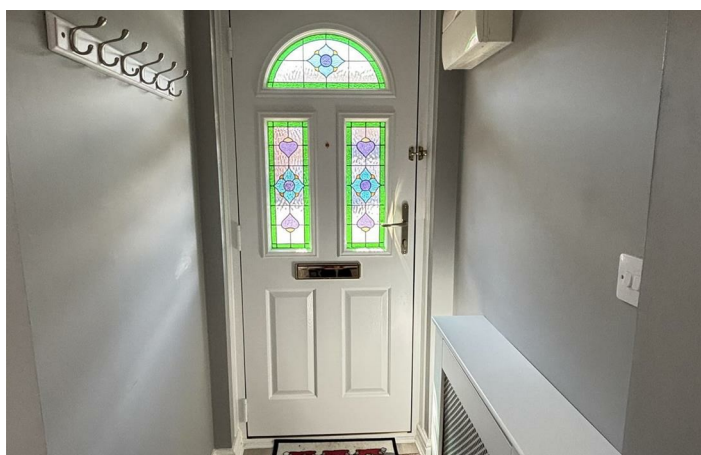
Roll up electric door, power and lighting.

External

Front: Off road parking for two vehicles, leading to integral garage with up and over door. Gated side access leads to the enclosed rear garden.

Rear: Artificial Lawn and resin patio area, water feature, timber shed

Disclaimer



GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains gas, 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.

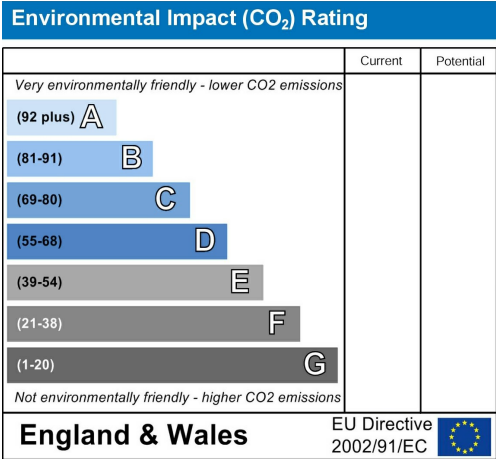
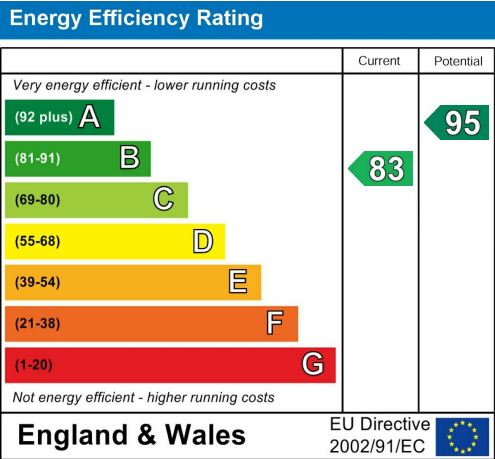








Local Authority Carmarthenshire
Council Tax Band D
EPC Rating B



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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.