



Caegwyn Terrace

Drefach, Llanelli SA14 7BB

- Semi Detached Property
- Kitchen With Separate Utility Area
 - CHAIN FREE
 - Village Location
 - Freehold
- Three Bedrooms
- Off Road Parking
- Oil Central Heating
 - EPC: tbc
- Viewing By Appointment Only

Asking Price £184,950 Freehold





Location

Description

Located in the charming village of Drefach, this delightful semi-detached house on Cae Gwyn Terrace presents an excellent opportunity for those seeking a family home. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space. One of the standout features of this home is the expansive rear garden, providing ample outdoor space, this large garden is a rare find and adds significant value to the property, making it an ideal setting for family.

Situated near M4 junction 49, this home offers excellent transport links, making commuting to nearby towns and cities a breeze. The village location ensures that all local amenities are within easy reach, including shops, schools, and recreational facilities, catering to all your daily needs.

Furthermore, this property is CHAIN FREE, allowing for a smooth and straightforward purchasing process. Whether you are a first-time buyer or looking to relocate, this semi-detached house in Drefach is a wonderful opportunity not to be missed. Embrace the chance to make this lovely house your new home. EPC:E

Entrance Hallway

Access via uPVC double glazed door and door to side, staircase to first floor, storage cupboard.

Lounge

21'09" x 11'09" approx
uPVC double glazed bay window to front and french doors to rear garden, two radiators.

Kitchen

10'09" x 10'02" approx
Fitted with a range of wall and base units with worksurface over, stainless steel sink with drainer and mixer tap, electric oven and hob with extractor hood over, uPVC double glazed window to side, radiator.

Cloakroom

6'02" x 3'0" approx

Fitted with a low level W.C, radiator. uPVC double glazed window to rear with obscure glass.

Utility Room

8'11" x 7'0" approx

Fitted with wall & base units, stainless steel sink, Worcester oil boiler, plumbing for washing machine, space for tumble dryer, radiator, uPVC double glazed window to rear.

Landing

uPVC double glazed window to side.

Bedroom One

12'03" x 11'0" approx

Feature fireplace, uPVC double glazed window to rear, radiator.

Bedroom Two

10'06" x 10'0" approx

Feature fireplace, radiator & uPVC double glazed window to front.

Bedroom Three

8'06" x 6'11" approx

uPVC double glazed window to front, radiator.

Bathroom

10'0" x 6'0" approx

Fitted with a four piece suite comprising of low level W.C., pedestal wash hand basin, panelled bath & shower cubicle, hatch to loft area & obscure uPVC double glazed window to rear.

External

Front: Off road parking to the front with access to the side of the property leading to the rear.

Rear: Tiered garden with patio areas and lawn area, cold water tap.

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).

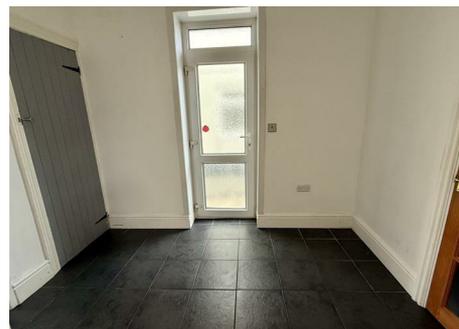
IMPORTANT INFORMATION: These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase.

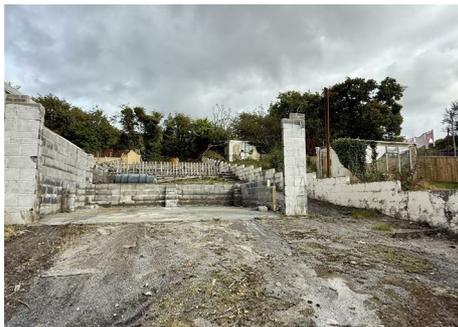


They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances 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.

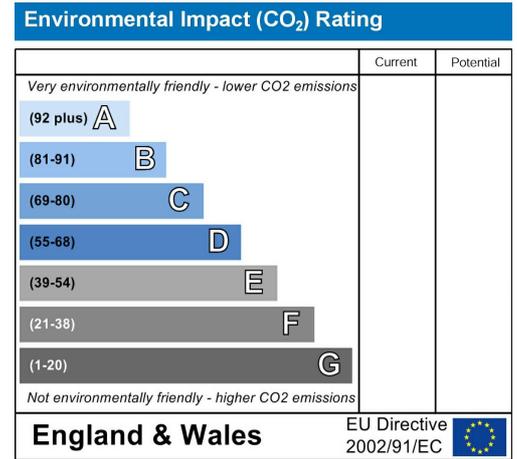
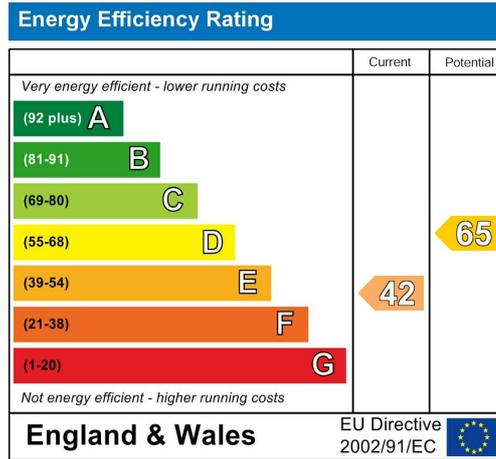








Local Authority Carmarthenshire
 Council Tax Band C
 EPC Rating E



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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.