



## Heol Treventy

Cross Hands, Llanelli SA14 6TE

- CHAINFREE PROPERTY
  - Four Bedrooms
- Kitchen With Separate Utility Room
  - Off Road Parking
- M4 Junction 49 Road Links
- Semi Detached Property
- Two Reception Rooms
  - Detached Garage
  - EPC: E
- Viewing By Appointment Only

**Asking Price £239,950 Freehold**





## Location

## Description

**CHAIN FREE PROPERTY.** Welcome to this charming semi-detached house located on Heol Treventy in the delightful village of Cefneithin, Llanelli. This property boasts an impressive four bedrooms, making it an ideal family home. The spacious layout includes two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The well-appointed kitchen features a separate utility room, providing ample space for all your culinary needs. Additionally, the property offers a convenient downstairs WC and a family bathroom upstairs, ensuring comfort and practicality for all residents.

Outside, you will find off-road parking for several vehicles, along with a detached garage, providing both convenience and security. The large rear garden is a true highlight, featuring a lush lawn adorned with fruit trees and a greenhouse, perfect for gardening enthusiasts or those seeking a tranquil outdoor space.

Situated in a village location, this home benefits from excellent road links, with easy access to the M4 Junction 49, making commuting a breeze. This property presents a wonderful opportunity for those looking to settle in a peaceful yet well-connected area. Don't miss the chance to make this lovely house your new home. EPC:E

## Hallway

Approach via uPVC double glazed door with feature window to hallway, radiator, stairs leads to first floor.

## Reception Room One

21'2" x 13'2" approx

Two Radiators, uPVC double glazed window facing front of property, laminate flooring, feature fire surround with multi fuel burner, wall lighting, under stairs storage area.

### **Kitchen Dining Room**

15'8" x 10'8" approx

Fitted with a range of matching base and wall units with 1.5 sink, electric oven and hob, extractor fan, space for dishwasher, integrated fridge, radiator, uPVC double glazed window facing side, uPVC double glazed door giving side access, tiled flooring.

### **Utility Room**

8'2" x 6'8" approx

uPVC double glazed window facing side and rear of property, oil boiler, plumbing for washing machine, space for tumble dryer, space for fridge freezer, fitted with a range of matching base and wall units.

### **WC Room**

Fitted with a low level WC, uPVC double glazed obscure window facing rear, tiled flooring.

### **Reception Room Two**

11'8" x 8'7" approx

Radiator, uPVC double glazed french doors lead to rear patio area,

### **Landing**

Split floor landing, Loft access with pull down loft ladder, airing cupboard housing water tank.

Loft: With Lighting.

### **Bedroom One**

15'9" x 11'9" approx

Radiator, uPVC double glazed window facing rear of property.

### **Bedroom Two**

10'11" x 10'1" approx

Radiator, uPVC double glazed window facing side of property.

### **Bedroom Three**

10'4" x 8'7" approx

Radiator, uPVC double glazed window facing front of property.

### **Bedroom Four**

7'5" x 7'2" approx

Radiator, uPVC double glazed window facing front of property.



### Family Bathroom

10'8" x 8'10" approx

Fitted with a four piece suite comprising of WC, vanity unit with wash hand basin, Bath and freestanding shower unit, feature radiator, uPVC double glazed obscure window facing side of property, tiled flooring, extractor fan.

### Detached Garage

Detached garage with up and over door, power and lighting.

### External

Front: Court yard area.

Side: Off road parking leads to detached garage.

Rear: Patio area leads to lawned area surrounded by mature shrubbery, greenhouse, fruit trees, cold water tap, open countryside views from the rear of the lawn facing front.

### Disclaimer

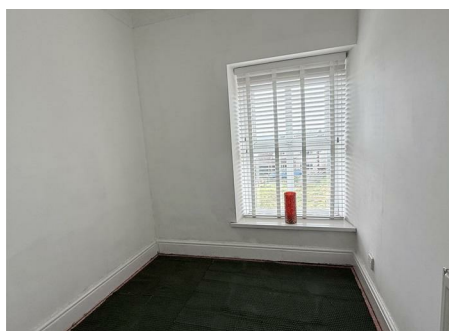
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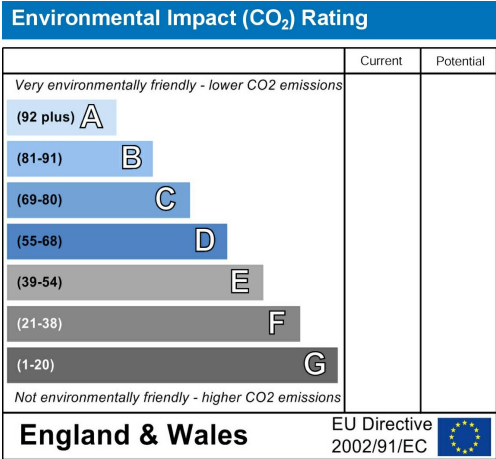
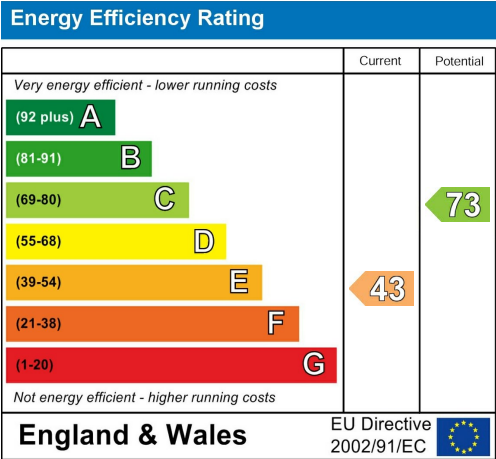
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Local Authority Carmarthenshire  
Council Tax Band C  
EPC Rating E



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