



43 Heol Cwmmawr

Drefach, Llanelli SA14 7AA

- Semi Detached Property
 - CHAIN FREE
- Oil Central Heating
- Village Location
 - EPC: tbc
- Three Bedrooms
- Two Reception Rooms
- Off road parking & garage
 - Freehold
- Viewing by appointment only

Asking Price £169,950 Freehold





Location

Description

Nestled in the charming area of Heol Cwmmawr, Drefach, this semi-detached house presents an excellent opportunity for those seeking a family home with great potential. Boasting three well-proportioned bedrooms & two reception rooms, this property is ideal for families or individuals looking for extra space.

For those who value convenience, the house includes off road parking and a garage provides further storage.

The enclosed rear garden is a delightful feature, offering a private outdoor space for children to play or for hosting. While the property does require some modernisation, this presents a wonderful opportunity for buyers to put their own stamp on the home and create a space that truly reflects their style and needs.

In summary, this semi-detached house in Drefach is a fantastic prospect for anyone looking to invest in a property with ample space, parking, and a lovely garden. With a little imagination and effort, this house can be transformed into a beautiful family home. EPC; Tbc

Entrance Hallway

Access via uPVC double glazed door, radiator, stair case to first floor.

Lounge

14'7" x 11'11" approx
uPVC double glazed windows facing front, fireplace, radiator.

Kitchen

10'0" x 7'5" approx
Base and wall units with worksurface over, stainless steel sink, plumbing for washing machine. uPVC double glazed window facing rear and door to rear garden, understairs storage cupboard.

Dining Room

11'11" x 9'11" approx
uPVC double glazed window facing rear,
fireplace, radiator.

Landing

uPVC double glazed window facing side, radiator,
hatch to attic space.

Bedroom One

14'8" x 9'9" approx
uPVC double glazed window facing front, radiator.

Bedroom Two

11'11" x 10'7" approx
uPVC double glazed window facing rear, radiator.

Bedroom Three

9'9" x 7'0" approx
uPVC double glazed window facing front, radiator.

Shower Room

Fitted with a three piece suite comprising of
shower, low level W.C., and pedestal sink. uPVC
double glazed window facing rear with obscure
glass, heated towel rail.

External

Front: Off road parking, lawn area, ornamental
chippings, gated side access.

Rear: Lawn areas, outbuilding with two storage
rooms (one with power and lighting) and W.C.
room, access to garage.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.
SERVICES: Mains electricity, water, gas 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

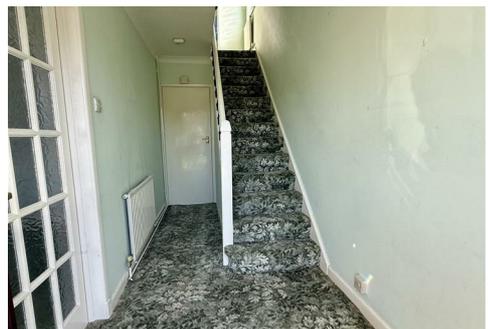
These particulars are set out as a general outline
for guidance and prospective purchasers should
satisfy themselves as to their accuracy before
entering into any part of an offer or contract to
purchase. They should not rely on them as
statements or representations of fact. All room
sizes are approximate,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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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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.