



## **Heol Blaenhirwaun**

Drefach, Llanelli SA14 7AJ

- Semi Detached Cottage
- Newly Renovated To A High Standard Throughout
  - Off Road Parking
  - Freehold
- COUNCIL TAX BAND B.
- Set On A Plot Size Of Approx 0.29 Acres
  - Three Bedroom
- Detached Summer-Lodge with Shower & Outhouse
  - Open Country Views From Garden
  - EPC RATING E.

**Asking Price £250,000 Freehold**







## Location

### Description

Cymru Estates are delighted to offer For Sale this Charming Cottage located in the Village of Drefach, renovated to a very high standard. Ideally situated within easy commuting distance of the Towns of Llanelli & Carmarthen and Crosshands giving access to the A48/M4. The accommodation comprises of hallway, reception room, spacious and modern kitchen/diner, landing, three bedrooms, one with a walk-in wardrobe and family bathroom with underfloor heating. Externally you can find an enclosed forecourt with gravelled parking for ample vehicles. The property also benefits from Oil Central Heating and views of the surrounding countryside from the garden. A detached summer lodge can be found at the rear of the property. Viewing is a MUST to see all what this property offers. EPC: E

### Hallway

7'9" x 3'11" approx

Approach via a uPVC door to hallway, laminate flooring, radiator, stairs leads to first floor.

### Reception Room

16'11" x 11'8" approx

uPVC windows facing front and rear of property, laminate flooring, wood burner, two radiators.

### Kitchen Dining Room

23'3" x 21'10" approx

Newly fitted kitchen, base and wall units with Belfast sink, eye level electric oven, electric hob with extractor fan above, integrated dishwasher, two radiators, uPVC double glazed window facing front of property, plumbing for washing machine, laminate flooring, space for American size fridge freezer, under stairs storage area, uPVC double glazed door leads to side of property.

### Landing

9'1" x 2'9" approx

Loft access, radiator.



### Bedroom One

10'9" x 9'9" approx

Radiator, uPVC double glazed window facing rear of property, Walk in Wardrobe.

### Walk In Wardrobe

6'11" x 4'2" approx

Fitted with shelving and rail.

### Bedroom Two

11'5" x 9'10" approx

Radiator, uPVC double glazed window facing front of property.

### Bedroom Three

8'5" x 6'9" approx

Radiator, uPVC double glazed window facing rear of property.

### Family Bathroom

14'1" x 6'6" approx

Fitted with a four piece suite comprising of low level W.C. Pedestal hand wash basin, freestanding double shower and bath, feature towel radiator, underfloor heating, tiled flooring, partial tiled walls, uPVC double glazing window facing side of property.

### External

Spacious Plot set in approx. 0.29 Acres

To Front: a stone walled enclosed forecourt with gravelled area for parking,

To Rear: Spacious tiered garden with a free-running brook to the side of the property. At the rear of the property is a beautiful detached summer lodge and a hot-running shower enclosure all with views of the open countryside.

Summer-lodge with Shower & Outhouse

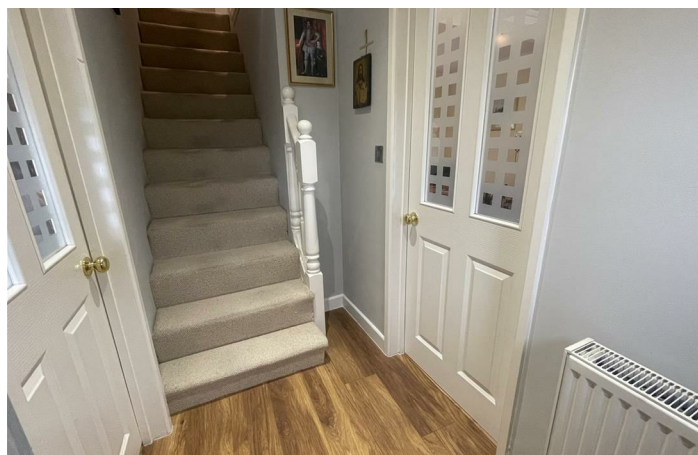
### Disclaimer

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.







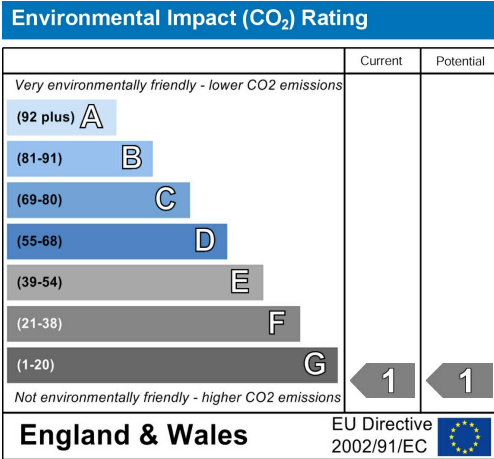
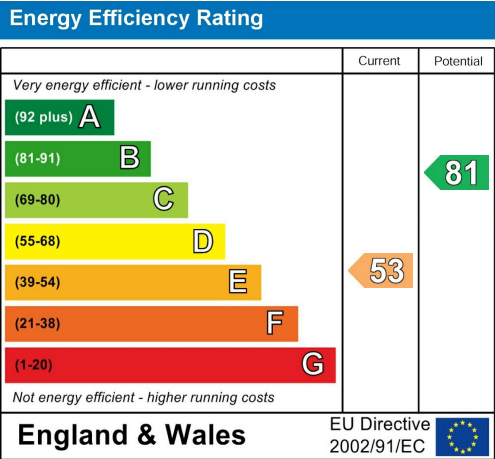








Local Authority Carmarthenshire  
Council Tax Band B  
EPC Rating E



Floor 1



Floor 2

**Cymru Estates Sales Office**

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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.