



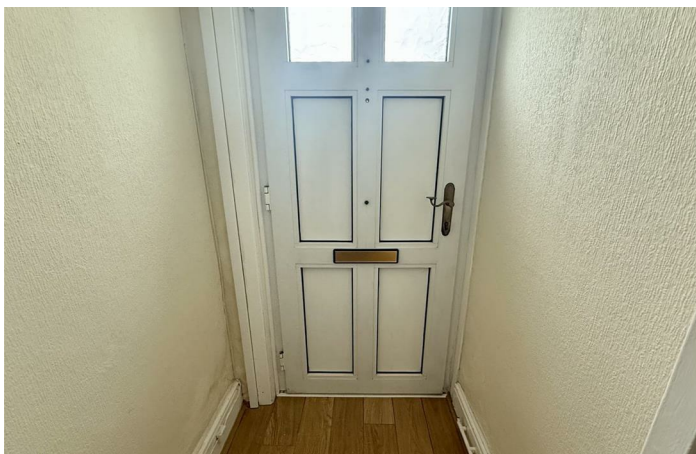
Heol Blaenhirwaun

Drefach, Llanelli SA14 7AJ

- Semi-Detached Property
 - CHAIN FREE
- Open Countryside Views to front
- M4 Junction 49 Connections
 - Freehold Property
- Four Bedrooms
- Oil Fired Central Heating
- Garage With Off Road Driveway
 - EPC: E
- Viewing by Appointment Only

Asking Price £219,950 Freehold





Location

Description

A charming beautifully presented semi-detached house located in the desirable village of Drefach. This property boasts two reception rooms with fantastic high ceilings, 4 good sized bedrooms, kitchen and family bathroom providing ample space for the whole family to enjoy. Outside, you will find a large garden where an outdoor oasis has been made suitable for gardening or hosting summer barbecues providing a sense of tranquillity and a connection to nature. The property also benefits from off-road parking leading to a Detached Garage, oil central heating and uPVC double glazed windows throughout. Viewing is a must to appreciate all this property has to offer. EPC:E

Entrance Porch

Via uPVC double glazed door

Hallway

via Timber door, radiator, laminate floor, staircase, smoke alarm

Reception One

11'5 x 10'3 approx

uPVC double glazed window to front, radiator, laminate floor

Reception Two

13'3 x 11'0 approx

Feature fireplace with Timber mantle with electric fire, uPVC double glazed window to rear, radiator, laminate floor.

Kitchen

13'4 x 8'11 approx

Fitted with a range of matching base and wall units with work surface over, stainless steel sink unit with mixer tap, four ring electric hob with extractor over, built in electric oven, plumbing for washing machine, integrated fridge/ freezer. radiator, uPVC double glazed window and door (obscure glass) to side, understairs storage cupboard,

Bathroom

13'4 x 5'9 approx

Fitted with a three piece suite comprising of pedestal wash hand basin, low level W.C. and panelled bath with shower over, fully tiled walls, laminate floor, two uPVC double glazed windows to rear and side with obscure glass.

Landing

Hatch to loft space, airing cupboard and smoke alarm

Bedroom One

13'11 x 11 approx

uPVC double glazed window to side, radiator

Bedroom Two

10'4 x 8'2 approx

Fitted bedroom furniture, radiator, laminate floor, uPVC double glazed window to rear

Bedroom Three

11'0 x 10'0 approx

uPVC double glazed window to front, laminate floor, radiator

Bedroom Four

7'8 x 5'7 approx

uPVC double glazed window to front, radiator

External

Front garden laid to lawn, shrubbery, driveway to side leading to detached garage with up and over door with side door access.

Rear garden is mainly laid to lawn and patio area, mature shrubs, oil central heating boiler, oil tank, lean to shed with electric and window to rear.

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.

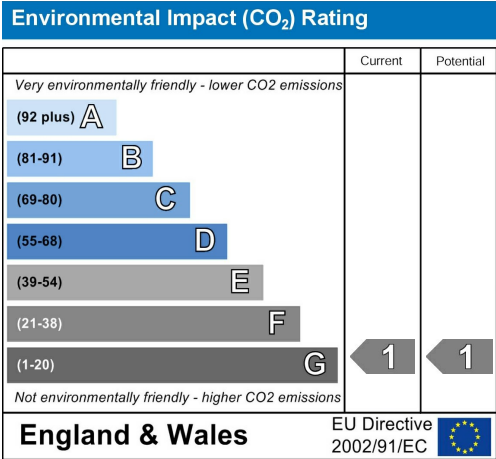
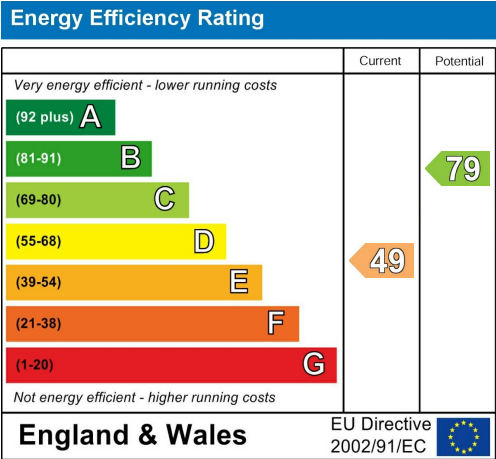








Local Authority Carmarthenshire
 Council Tax Band C
 EPC Rating E



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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.