



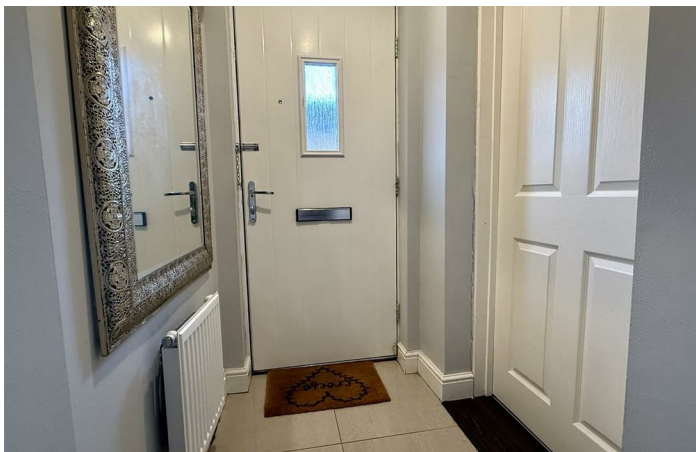
Heol Cae Pownd

Cefneithin, Llanelli SA14 7BX

- Contemporary and Stylish Semi Detached Property
 - Two Reception Rooms
 - Gas Central Heating
 - Off Road Parking
 - Easy access to M4/J49
- Three Double Bedrooms
- Kitchen Dinner & Separate Utility Room
 - Enclosed rear garden
- Close to local amenities. EPC:B
- Early viewing recommended

Asking Price £235,000 Freehold





Location

DESCRIPTION

Located in a cul-de-sac in the village of Cefneithin, this modern semi detached property presents an excellent opportunity for families and professionals alike. The property boasts three generously sized double bedrooms, ensuring ample space for relaxation. The two well-appointed reception rooms provide versatile living areas, perfect for entertaining.

The heart of the home is the spacious kitchen diner, which is complemented by a separate utility room, offering practicality and convenience for daily living. The layout is designed to cater to modern lifestyles.

This delightful residence features a bathroom and en-suite, which is particularly advantageous for busy households, ensuring that morning routines run smoothly. The property also benefits from off-road parking for two vehicles, a valuable asset in today's market.

The enclosed rear garden offers a private outdoor space, ideal for children to play or for hosting summer barbecues. The location is superb, with easy access to local amenities and the M4 junction 49, making commuting a breeze.

In summary, this modern end terrace house in Cefneithin is a wonderful family home, combining comfort, convenience, and a desirable location. It is a must-see for anyone looking to settle in this vibrant area of Llanelli. EPC:B

FRONT PORCH

Approach via composite entrance door with uPVC double glazed window with obscure glass, vinyl tiled flooring, radiator.

RECEPTION ROOM ONE

16'1" x 10'3" approx
uPVC double glazed window facing front of property, radiator, smooth ceiling.

RECEPTION ROOM TWO

9'3" x 7'9" approx
Two uPVC double glazed windows face front of property, radiator, smooth ceiling, laminate flooring.



KITCHEN/ DINER

18'9" x 7'8" approx

Fitted with a range of base & wall units with complimentary worksurface over, built in electric oven, grill & 5 ring gas hob with extractor hood over, porcelain sink unit with mixer tap, space for American fridge/freezer. Smooth ceiling, radiator, uPVC double glazed French doors to rear, uPVC double glazed window to rear, laminate flooring. Cupboard housing gas central heating boiler.

UTILITY ROOM

8'2" x 5'11" approx

Fitted with a range of matching base and wall units, plumbing for washing machine, space for tumble dryer, radiator, spot lighting with sensor, vinyl tiled flooring.

INNER HALLWAY

Dog leg stairs leads to first floor, wall mounted thermostat, smooth ceiling with smoke alarm.

W.C. CLOAKROOM

Fitted with a two piece suite comprising of low level W.C., vanity unit with hand wash basin, lino flooring, radiator, smooth ceiling.

LANDING

Smooth ceiling, hatch to loft space with loft ladder, storage cupboard, smoke alarm
Attic: part boarded

BEDROOM ONE

13'9" x 9'7" approx

Smooth ceiling, radiator, two uPVC double glazed window to front, door leads to en suite.

ENSUITE

Fitted with a three piece suite comprising of double shower, low level W.C. and pedestal wash hand basin. Partly tiled walls, vinyl flooring, radiator, extractor fan, uPVC double glazed window with obscure glass to front.

BEDROOM TWO

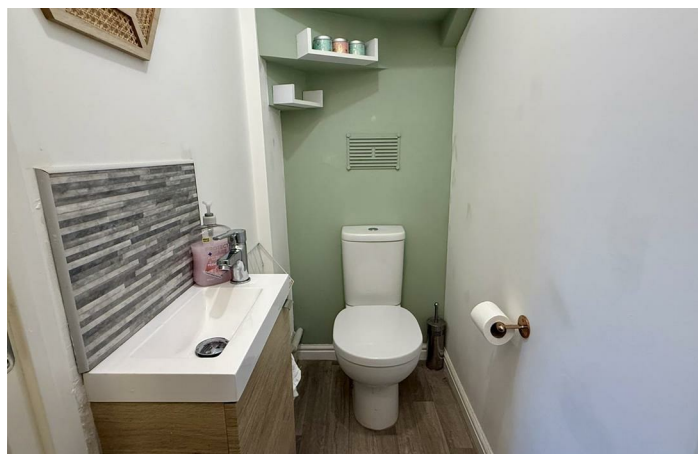
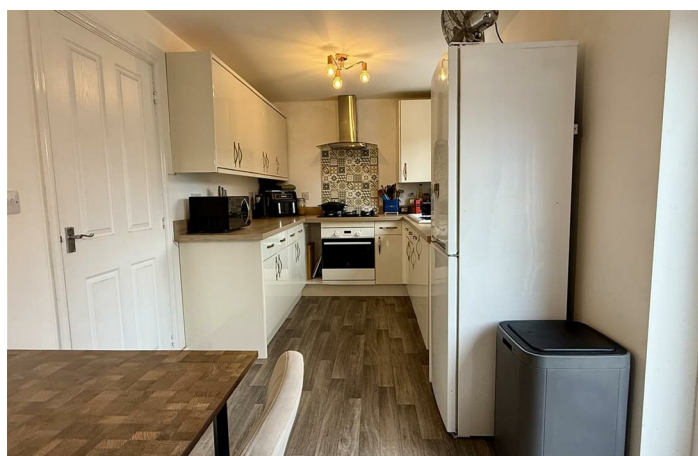
11'2" x 8'10" approx

Smooth ceiling, radiator, uPVC double glazed window to rear, fitted wardrobe.

BEDROOM THREE

9'10" x 7'10" approx

Smooth ceiling, radiator, uPVC double glazed window to rear.



FAMILY BATHROOM

8'8" x 5'8" approx

Fitted with a three piece suite comprising of panelled bath, low level W.C. and pedestal wash hand basin, Smooth ceiling, radiator, partly tiled walls, vinyl flooring, extractor fan, uPVC double glazed window with obscure glass to side.

EXTERNAL

To Rear: Laid to lawn, raised patio area, outside tap, outside lighting, Gated side access.

OFF ROAD PARKING

To Front: Off road parking for two vehicles to front of the property, gated side access leads to rear.

DISCLAIMER

GENERAL INFORMATION

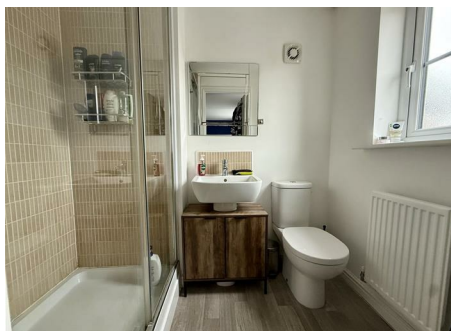
VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, gas, 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.

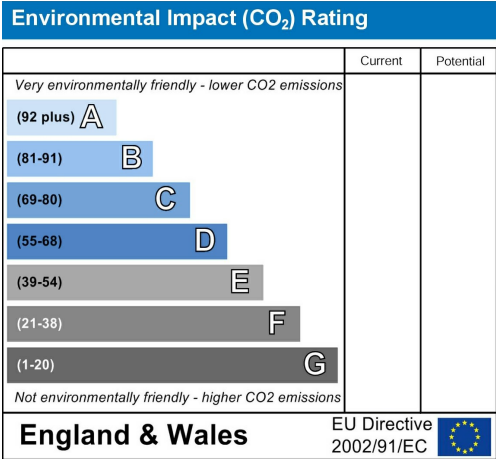
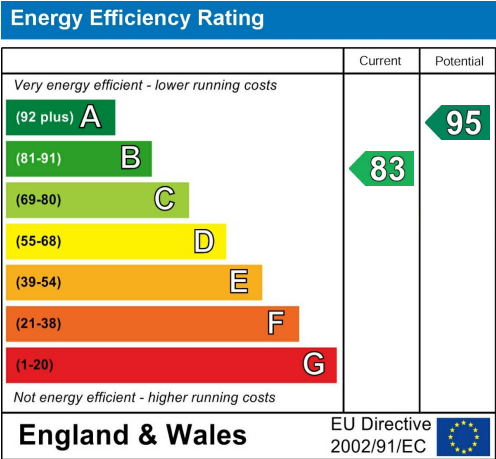








Local Authority Carmarthenshire
 Council Tax Band D
 EPC Rating B



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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.