



## Caeffynnon

Drefach, Llanelli SA14 7BJ

- Detached Executive Property
- Two En-suites & Family Bathroom
  - Kitchen/ Family Room
  - EPC:C Oil Central Heating
- Balcony with Views To Front Of Property
- Five Double Bedrooms
- Four Reception Rooms
- Double Garage With Off Road Parking
- Landscaped Low Maintenance External Areas

**Asking Price £445,000 Freehold**





## Location

### Description

Cymru Estates are delighted to offer For Sale an executive detached property on a select cul de sac development of just twelve properties. Located in the village of Drefach, the location has excellent road links to the M4 junction 49. The accommodation comprises of spacious entrance hallway, cloakroom, four reception rooms [one with a log burning stove], Newly fitted kitchen, integral double garage. To the first floor you will find a front balcony with stunning countryside views, Five double bedrooms with en-suites to bedroom 1 & 2, plus a family bathroom. Externally the property offers landscaped areas with patio and raised decking to the side. To the front you will find driveway and lawned area. The property further benefits from oil central heating system. Viewing is essential to fully appreciate the size and quality of this lovely family home. EPC: C. Freehold.

### Entrance Hallway

Double Mahogany doors leading to Entrance Hallway, vaulted ceiling, laminate flooring, radiator, half gallery staircase.

### W.C. Cloakroom

6'2" x 4'2" approx  
Fitted with a low level W.C., wall mounted wash hand basin, heated towel rail, laminate flooring, double glazed window to front.

### Reception Room One

17'5" x 15'10" approx  
Double glazed window to front, two radiators, laminate flooring.

### Reception Room Two

17'2" x 13'6" approx  
Double glazed patio doors to the rear garden, log burning stove set in chimney breast, laminate flooring, two radiators, double doors leading to Reception Room Three.

### Reception Room Three

11'10" x 11'7" approx

Double glazed patio doors to the rear garden, double doors open to Reception Room Two, radiator, laminate flooring.

### Reception Room Four

11'3" x 10'7" approx

Double glazed window to front, radiator.

### Kitchen Family Room

17' 2" x 13' 11" approx

Newly fitted kitchen with wall and base units with worktop over, sink unit, integrated induction hob with cooker hood above, double electric oven, integrated dishwasher, space for washing machine and American style fridge/freezer, laminate flooring, radiator, double glazed window to the rear garden, access to the integral garage.

### Half Gallery Landing

uPVC double glazed doors open to the balcony at the front of the property, radiator, loft access.

### Bedroom One

16'8" x 15'11" approx

Double glazed window to front, radiator, built-in wardrobe.

### En suite One

10'4" x 3'9" approx

Fitted with double shower enclosure with electric shower over, vanity wash hand basin, low level W.C., tiled flooring, towel radiator, double glazed window.

### Bedroom Two

13'7" x 11' 9" approx

Double glazed window to rear, radiator.

### En suite Two

7'9" x 3'10"

Fitted with double shower enclosure with electric shower over, wash hand basin, W.C., tiled flooring, towel radiator, double glazed window to rear with obscure glass.

### Bedroom Three

14'2" x 11' 6" approx

Double glazed window to rear, radiator.

### Bedroom Four

13'7" x 9' 2" approx

Double glazed window to front, radiator.



### Bedroom Five

9'3" x 7'10" approx

Double glazed window to rear, radiator.

### Family Bathroom

14'2" x 8'2" approx

Fitted with a four piece suite comprising of freestanding shower unit, free standing bath with shower attachment, vanity sink unit, low level W.C., radiator, tiled flooring, double glazed window, airing cupboard.

### Integral Garage

19' 6" x 18'1" approx

Fitted with electric roller door, sink unit with water plumbed, double glazed door to the rear, loft access for storage.

### External

Rear garden has been landscaped to a high standard with patio area and raised decking, External tap and lighting, Oil Tank, side access, front of property with driveway and lawn area.

### 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.





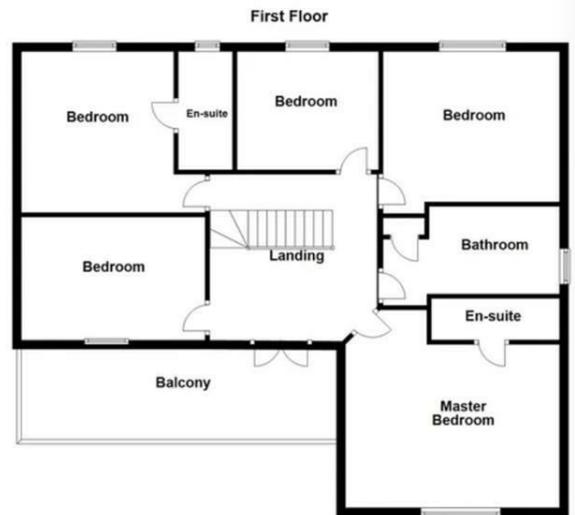




Local Authority Carmarthenshire  
 Council Tax Band F  
 EPC Rating C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>70</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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