

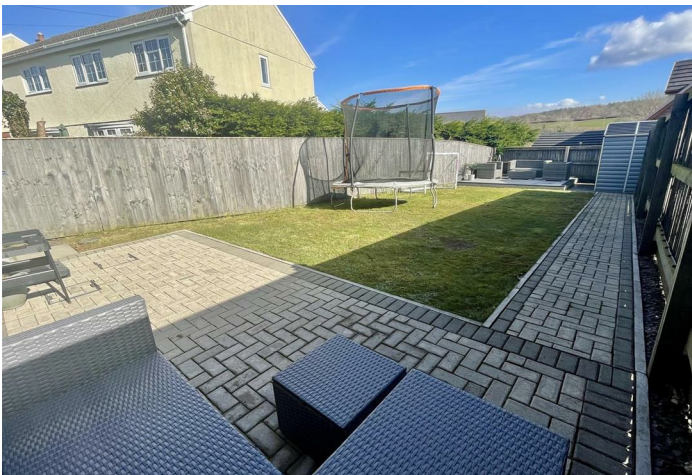


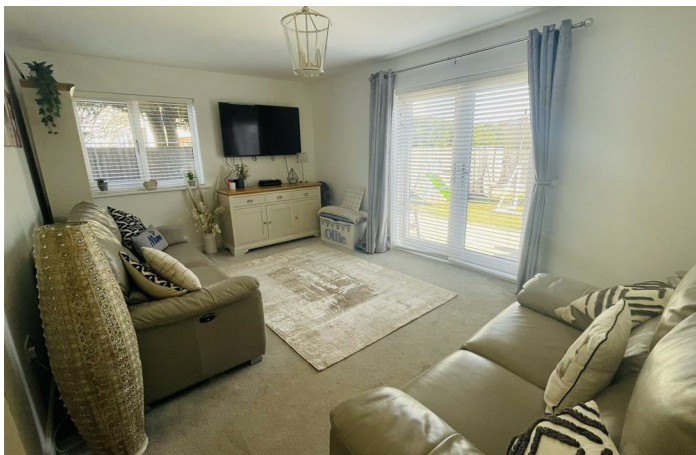
Cae Coch

Drefach, Llanelli SA14 7AL

- Semi Detached Property
- Family Bathroom, En-Suite & Cloakroom
- Solar Panels
- Off Road Parking
- EPC: B
- Three Bedrooms
- Kitchen/ Diner & Lounge
- Oil Central Heating
- Freehold, Council Tax Band D.
- Viewing By Appointment Only

Asking Price £239,995 Freehold





Location

Description

Cymru Estates are pleased to offer FOR SALE this immaculately presented Semi Detached Property, situated on a sought after residential estate in the village of Drefach. The property enjoys excellent road links and is only a few minutes drive to J48 of the M4. The accommodation briefly comprises of kitchen/diner, lounge, cloakroom, to first floor you can find three bedrooms and a family bathroom. Off road parking to side of property and enclosed rear garden. The property benefits from uPVC double glazing throughout and oil fired central heating. EPC; B.

Hallway

14'10" x 4'1" approx

Access via composite door, radiator, stair case to first floor.

Kitchen

17'3" x 10'0" approx

Fitted with matching base and wall units with worksurface over, electric oven and four ring electric hob with extractor hood over, integrated fridge/ freezer, sink with mixer tap and drainer, integrated dishwasher, plumbing for washing machine and tumble dryer, radiator, uPVC double glazed window facing front and door to side garden.

Lounge

17'6" x 11'5" approx

uPVC double glazed double doors to rear garden, window facing side, under stairs storage, two radiators.

Cloakroom

5'11" x 3'4" approx

Fitted with a two piece suite comprising of low level W.C., and vanity unit sink. Heated towel rail.

Landing

Hatch to loft space, radiator.

Master Bedroom

13'4" x 11'6" approx

uPVC double glazed window facing rear, radiator, storage cupboard with radiator.

En-Suite

8'0" x 3'9" approx

Fitted with a three piece suite comprising of double shower, vanity unit sink, and low level W.C., heated towel rail.

Bedroom Two

10'11" x 8'8" approx

uPVC double glazed window facing front, radiator.

Bedroom Three

9'0" x 8'5" approx

uPVC double glazed window facing front, radiator.

Family Bathroom

8'8" x 6'0" approx

Fitted with a three piece suite comprising of paneled bath with shower over, vanity unit sink, and low level W.C., heated towel rail, extractor fan, uPVC double glazed window facing side with obscure glass.

External

Front

Steps leading down to front, lawn area.

Rear

Lawn area, two patio areas, off road parking for two cars (wire in place for electric car charger)

Disclaimer

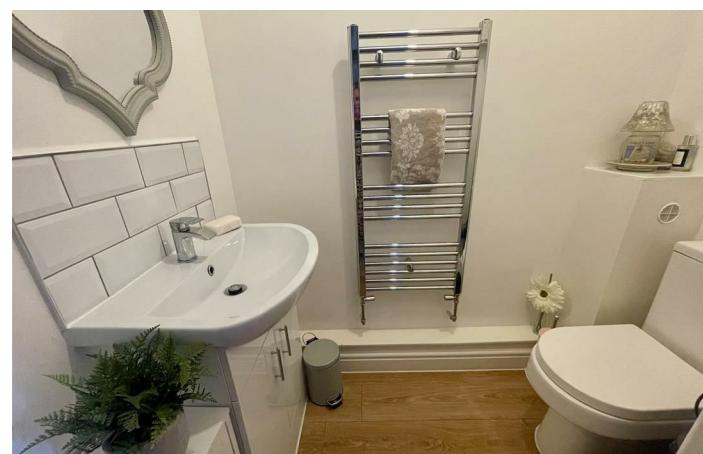
GENERAL INFORMATION

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

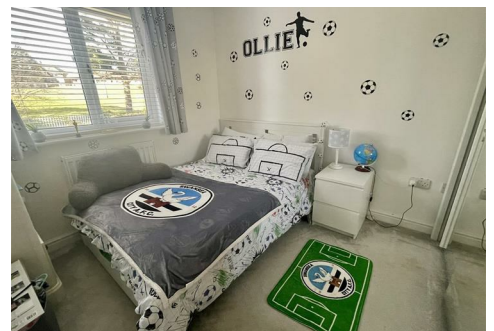
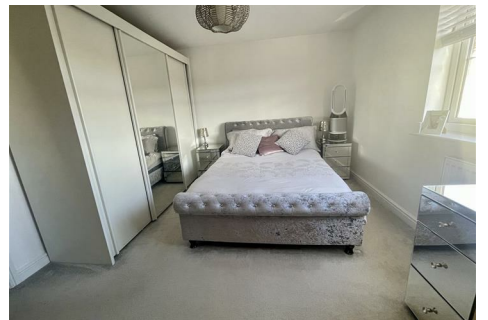
These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate,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



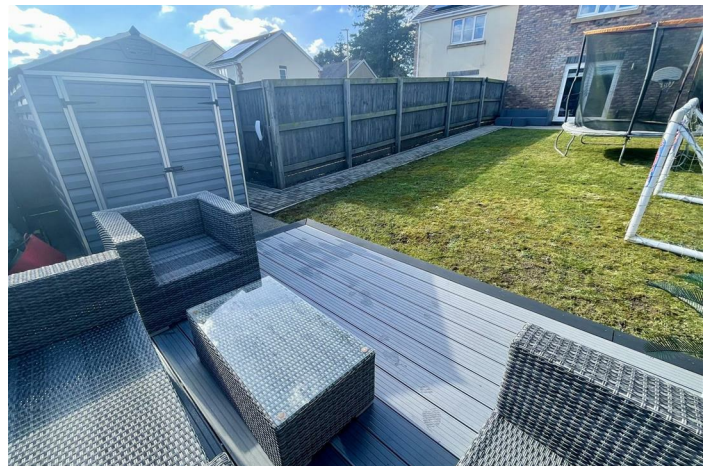
DRAFT

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.

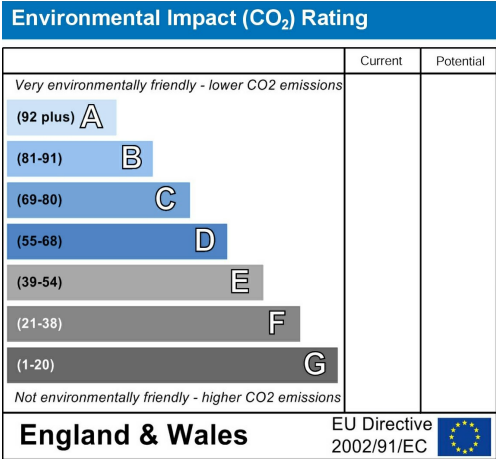
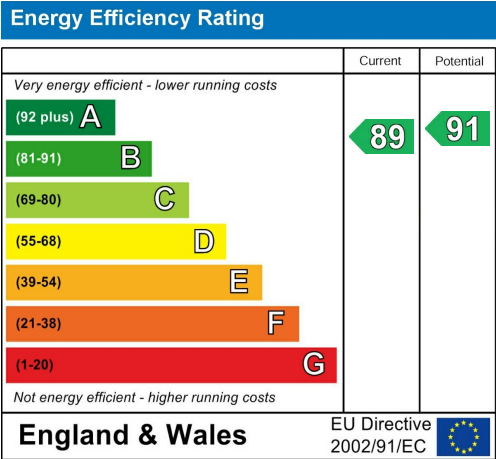








Local Authority Carmarthenshire
 Council Tax Band D
 EPC Rating B



Cymru Estates Sales Office

23a Llandeilo Road, Cross Hands,
 Llanelli, Dyfed, SA14 6NA

Contact

01269 846746
 crosshands@cymruestates.com
 www.cymruestates.com

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.