



Heol Y Parc

Cefneithin, Llanelli SA14 7DL

- Detached Property
- Three Reception Rooms
- Large Rear Garden
- Village Location
- EPC: E
- Four Bedrooms & Dressing Room
- CHAIN FREE
- Detached Double Garage & Off Road Parking
- Freehold
- Viewing By Appointment Only

Asking Price £259,950 Freehold





Location

Description

This property boasts a generous and versatile accommodation, featuring four bedrooms, a dressing room, and three reception rooms, providing ample space for modern family living, entertaining, or home working.

Externally, the home benefits from a larger-than-average rear garden, offering a wonderful outdoor space for relaxation, family enjoyment, and entertaining. Further enhancing the property is a double garage, two block-built outbuildings, and ample off-road parking for multiple vehicles. Offered to the market chain free, this attractive home would benefit from some modernisation, presenting an exciting opportunity for buyers to personalise and create their ideal living space. Enjoying a peaceful residential setting while remaining conveniently close to local amenities and transport links, this property combines space, potential, and location, making it an ideal family home.

EPC:E | Chain Free

Entrance Hallway

Access via uPVC double glazed door, radiator, staircase to first floor and understairs storage cupboard.

Reception One

10'45" x 10'19" approx

uPVC double glazed window facing front, radiator, electric fireplace.

Second Reception

10'21" x 11'05" approx

uPVC double glazed window facing rear, radiator, fireplace.

Third Reception

11'05" x 10'21" approx

uPVC double glazed window facing front, radiator.

Kitchen/ Breakfast Room

12'21" x 7'96" approx

Fitted with matching base and wall units with worksurface over, electric oven and hob with extractor hood over, stainless steel sink, plumbing for dishwasher. uPVC double glazed window facing rear, radiator.

Utility Room

Plumbing for washing machine, uPVC double glazed windows facing rear and side and door to rear garden.

Landing

Hatch to attic space.

Bedroom One

11'39" x 10'34" approx

uPVC double glazed window facing rear, radiator.

Bedroom Two

14'32" x 10'17" approx

Two uPVC double glazed windows facing front, radiator.

Bedroom Three

10'20" x 9'99" approx

uPVC double glazed window facing rear, radiator, fitted wardrobe.

Bedroom Four

8'90" x 5'27" approx

uPVC double glazed window facing rear.

Family Bathroom

8'26" x 6'16" approx

Fitted with a three piece suite comprises of bath with shower over, W.C., and a pedestal sink unit, uPVC double glazed window facing rear with obscure glass, radiator.

Dressing Room

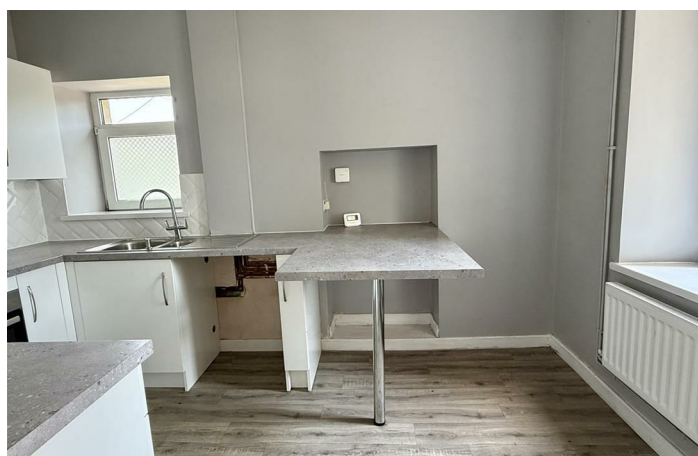
6'41" x 5'0" approx

Fitted wardrobe.

Double Detached Garage

Detached Double garage with roller door, power and lighting, the garage has its own fuse box. Off road parking for several vehicles.

Two Detached Outbuildings



External

A standout feature of this property is the substantial rear garden, offering an impressive outdoor space with enormous potential. Beautifully sized and mainly laid to lawn, the garden is complemented by established planting, paved walkways, a greenhouse, and useful outbuildings. Ideal for families, gardening enthusiasts, or entertaining, this expansive garden provides a private and peaceful setting to enjoy throughout the year..

Disclaimer

GENERAL INFORMATION: Viewings are strictly by appointment through Cymru Estates.

SERVICES: We understand that the property may benefit from mains electricity, gas, oil, water, sewerage, private drainage, LPG, or other private services, although these may vary from property to property. None of the services, systems, appliances, or equipment referred to in these particulars have been tested by Cymru Estates, and prospective purchasers should make their own enquiries to satisfy themselves as to their condition, functionality, and compliance with current regulations.

IMPORTANT NOTICE: These particulars are intended to provide a fair description of the property for guidance only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, dimensions, and room sizes are approximate and should not be relied upon for flooring, furnishings, or other precise requirements. Any reference to fixtures, fittings, alterations, planning permissions, tenure, boundaries, condition, views, gardens, or outdoor space should be independently verified by the purchaser. Prospective purchasers are strongly advised to contact our office with any specific enquiries relating to the property before arranging to travel to view.

DRAFT PARTICULARS: These property details have been prepared using information provided by the seller and are subject to approval. They may be amended or updated without notice. Please contact our office for the most up-to-date version.

PHOTOGRAPHS: Photographs, images, and







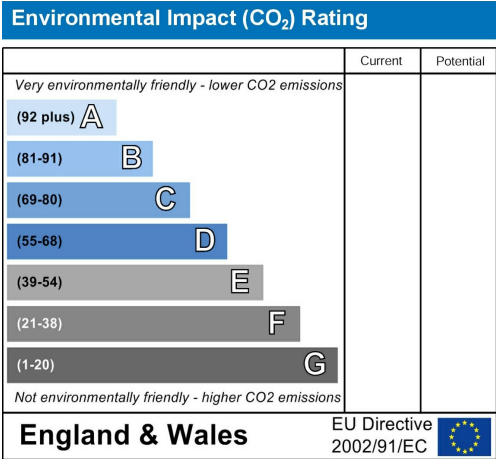
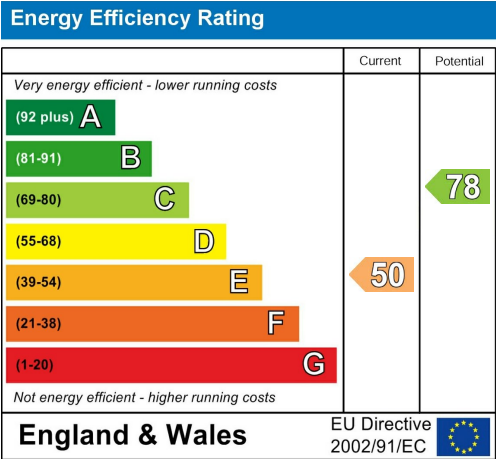
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Local Authority Carmarthenshire
 Council Tax Band D
 EPC Rating E



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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.