



Heol Y Foel

Foelgastell, Llanelli SA14 7EG

- Semi-Detached Property
 - Garage
- Village Location
- Large Garden
- EPC ; E
- Three Bedrooms
- LPG Central Heating
- Close links to A48/M4
- Ideal Family Home
- Viewing by Appointment

Asking Price £255,000 Freehold





Location

Description

Nestled in the charming area of Heol Y Foel, Foelgastell, Llanelli, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The Lounge with feature Fireplace provides ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. One of the standout features of this property is the large garden aswell as a garage and carport.

The location in Foelgastell is particularly appealing, offering a peaceful residential atmosphere while still being within easy reach of local amenities and transport links. This makes it an excellent choice for those who appreciate a tranquil lifestyle without sacrificing accessibility.

In summary, this semi-detached house on Heol Y Foel is a wonderful opportunity for anyone looking to settle in a welcoming community. With its spacious living areas, comfortable bedrooms, and convenient parking, it is sure to meet the needs of modern living. Do not miss the chance to make this lovely property your new home. EPC ; E

Porch

Access via uPVC double glazed door.

Entrance Hallway

Staircase to first floor, radiator, storage area.

Kitchen/ Diner

20'11" x 10'6" approx

Fitted with matching base and wall units with worksurface over, electric and gas range cooker with gas hob with extractor hood over, stainless steel sink with drainer and mixer tap, integrated undercounter fridge, integrated dishwasher, Two uPVC double glazed windows facing front and rear, radiator.

Lounge

20'7" x 10'8" approx

uPVC double glazed window facing front, multi fuel burner, radiator, doors leading to rear utility room.

Rear Utility Room

15'3" x 5'4" approx

Window facing rear, door to rear garden, plumbing for washing machine and space for fridge/ freezer.

Bedroom One

17'2" x 10'9" approx

Two uPVC double glazed windows facing front, radiator.

Bedroom Two

10'11" x 9'10" approx

uPVC double glazed window facing rear, radiator.

Bedroom Three

10'8" x 8'1" approx

uPVC double glazed window facing front, radiator.

Family Bathroom

9'10" x 8'1" approx

Fitted with a four piece suite comprising of panelled bath, shower, pedestal wash hand basin and low level W.C. uPVC double glazed window facing rear with obscure glass, radiator.

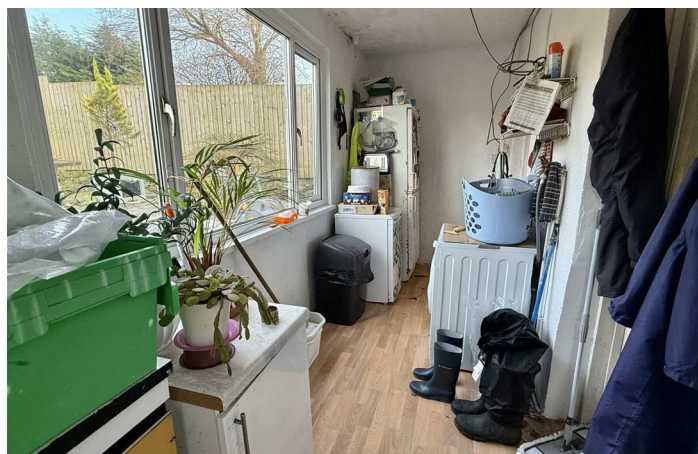
External

Front: Off road parking, car port, gated side access and access to garage.

Rear: Two storage sheds and W.C., room. Lawn areas and patio area surrounded by mature shrubbery.

Garage

Power and lighting, water, double doors to front and door to rear garden.



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.

uPVC window to rear, hatch to loft space, Airing cupboard.

Landing

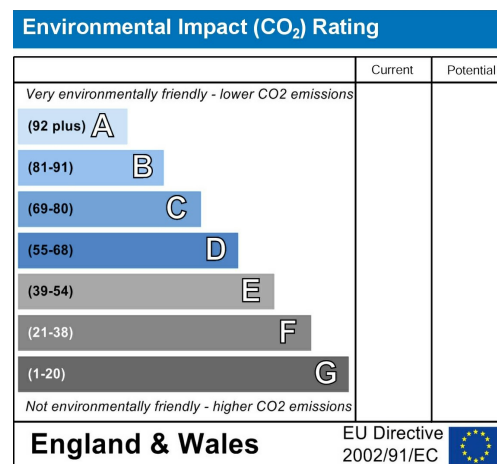
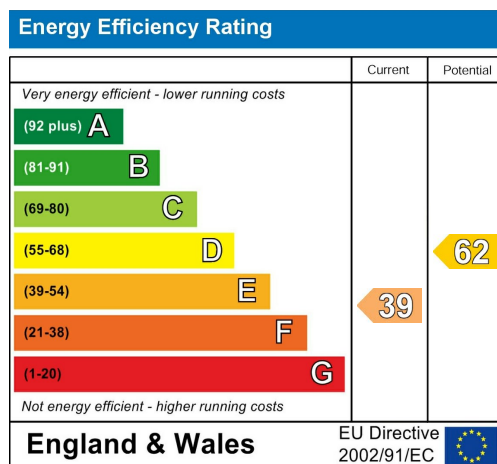








Local Authority Carmarthenshire
Council Tax Band C
EPC Rating E



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.