



## Heol Y Capel

Foelgastell, Llanelli SA14 7EW

- Semi Detached Cottage
- Kitchen/ Dining Room & Lounge
- Enclosed Rear Garden
- Village Location
- EPC: E
- Three Bedrooms
- Family Bathroom, En-Suite & Cloakroom
- Off Road Parking & Integral Garage
- CHAIN FREE
- Viewing By Appointment Only

**Asking Price £295,000 Freehold**





## Location



## Description

Nestled in the charming village of Foelgastell, this beautifully newly renovated semi-detached cottage offers a delightful blend of modern comfort and traditional character. With its prime location just off M4 Junction 49, this property provides excellent access to both local amenities and the wider region, making it an ideal choice for families and commuters alike.

The cottage boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The three well-appointed bedrooms provide ample space for relaxation, while the two modern bathrooms ensure convenience for all residents.

One of the standout features of this property is the large rear garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. Additionally, the property includes a garage and parking for two vehicles, providing practical solutions for your everyday needs.

Having been newly renovated throughout, this cottage is ready for you to move in and make it your own. With its inviting atmosphere and desirable location, this home is a rare find in the market. Don't miss the opportunity to experience the charm and comfort of this lovely property in Foelgastell. EPC:E. CHAIN FREE

## Porch

Access via uPVC double glazed door.

## Entrance Hallway

13'10" x 5'8" approx

Staircase to first floor, under stairs storage, radiator.

## Lounge

16'11" x 14'1" approx

uPVC double glazed window to front, radiator.



## **Kitchen/ Dining Room**

16'11" x 14'1" approx

Fitted with base units with worksurface over, sink with mixer tap and drainer, electric oven and four ring hob. Two uPVC double glazed windows facing rear, radiator.



## **Utility Room**

uPVC double glazed door to rear garden and window facing side, plumbing for washing machine and dishwasher.

## **Cloakroom**

Fitted with a two piece suite comprising of low level W.C., and wall mounted sink, uPVC double glazed window facing side with obscure glass.

## **Landing**

## **Master Bedroom**

14'4" x 9'1" approx

uPVC double glazed window facing rear, radiator.

## **En-Suite**

6'0" x 2'11" approx

Fitted with a two piece suite comprising of low level W.C., and vanity unit sink. uPVC double glazed window facing rear with obscure glass.



## **Bedroom Two**

15'5" x 14'1" approx

Two uPVC double glazed windows facing front, radiator.

## **Bedroom Three**

11'7" x 11'4" approx

uPVC double glazed window facing front, radiator, shelving.



## **Family Bathroom**

9'1" x 7'10" approx

Fitted with a three piece suite comprising of panelled bath with shower over, low level W.C., and pedestal sink. uPVC double glazed window facing rear with obscure glass (In the process of being fitted).

## **External**

Front: Off road parking, access to rear garden.

Rear: Tiered garden, storage shed, shed with power, lighting and W.C.



## **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.









