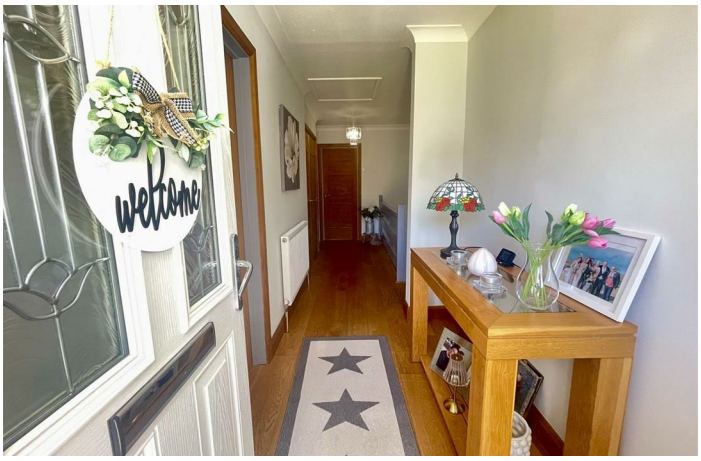
# Cae Gwyn Terrace

Drefach, Llanelli SA14 7BB

- Detached Four Bedroom Property
- Two Bathrooms
- Off Road Parking For Several Vehicles
- Gym
- Freehold Property
- Two Reception Rooms
- Two Kitchens
- Integral Garage With Work Shop
- Front And Rear Gardens
- EPC: D

## Asking Price £339,950 Freehold



## Location

## Description

Nestled in the charming area of Drefach, Llanelli, this delightful detached Property on Cae Gwyn Terrace offers a perfect blend of comfort and space for family living. With four generously sized bedrooms, this property is ideal for those seeking room to grow or accommodate guests. The house boasts two inviting reception rooms (one currently used as a cinema room), providing ample space for relaxation and entertaining. Whether you prefer a cosy evening in or hosting gatherings with friends and family, these versatile living areas cater to all your needs.
Additionally, the property features two well-appointed bathrooms, ensuring convenience for busy mornings and family life. Parking will never be a concern here, as the property offers space for up to five vehicles, making it perfect for families with multiple cars or for those who enjoy hosting visitors. This home is not just a place to live; it is a sanctuary where you can create lasting memories. With its spacious layout and practical amenities, it presents an excellent opportunity for anyone looking to settle in a welcoming community. Do not miss the chance to make this wonderful property your own. Freehold. EPC: D.

## Entrance Hallway

19'7" x 5'0" approx
Access via uPVC double glazed door, radiator, storage cupboard, staircase to ground floor

## Lounge/ Dining Room

27'2" x 14'7" approx
Three uPVC double glazed windows facing front and side, two radiators, electric fireplace with feature surround.

## Kitchen

10'9" x 10'7" approx
Fitted with matching base and wall units with work surface over, electric oven and gas hob with extractor hood over, stainless steel sink with mixer tap and drainer, integrated dishwasher and space for fridge/ freezer.

**Conservatory**
12'0" x 7'9" approx
uPVC double glazed windows facing rear garden, door leading to stair access to rear garden.

**Bedroom One**
11'7" x 11'5" approx
uPVC double glazed facing rear, radiator.

**Bedroom Two**
11'7" x 10'9" approx
uPVC double glazed facing front, fitted wardrobes, radiator.

**Bedroom Three**
11'8" x 9'0" approx
uPVC double glazed facing rear, fitted wardrobes, radiator.

**Family Bathroom**
8'4" x 7'8" approx
Fitted with a four piece suite compromising of low level W.C., panelled bath with shower over, bidet and pedestal wash hand basin. uPVC double glazed window facing side with obscure glass, radiator.

**Ground Floor**

**Kitchen Two/ Utility Room**
11'7" x 10'6" approx
Fitted with matching base and wall units with worksurface over, stainless steel sink with mixer tap and drainer, plumbing for washing machine and space for tumble dryer, breakfast bar. uPVC double glazed window facing side and door to rear garden.

**Bedroom Four**
11'5" x 10'6" approx
uPVC double glazed facing side, fitted wardrobes, radiator.

**Family Bathroom**
8'9" x 8'5" approx
Fitted with a three piece suite compromising of shower, vanity sink unit, low level W.C., uPVC double glazed window facing rear with obscure glass, radiator.

**Cinema Room**
16'11" x 12'7" approx
Radiator, air vent. Door leads to the gym room.

## Gym Room
13'2" x 8'2" approx
uPVC double glazed window facing side with obscure glass.

## Boiler/ Storage Room
14'7" x 6'10" approx
Oil boiler. Storage area.

## Internal Garage
19'9" x 11'6" approx
Up & over door, power and lighting, workshop area.

## External
Front Garden laid to lawn.
Side Driveway leading to rear off road parking, garden area laid to lawn, patio area, decking area with bar (electric power points) .

## Disclaimer
GENERAL INFORMATION
VIEWING: By appointment with Cymru Estates.
SERVICES: Mains electricity, oil, 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.

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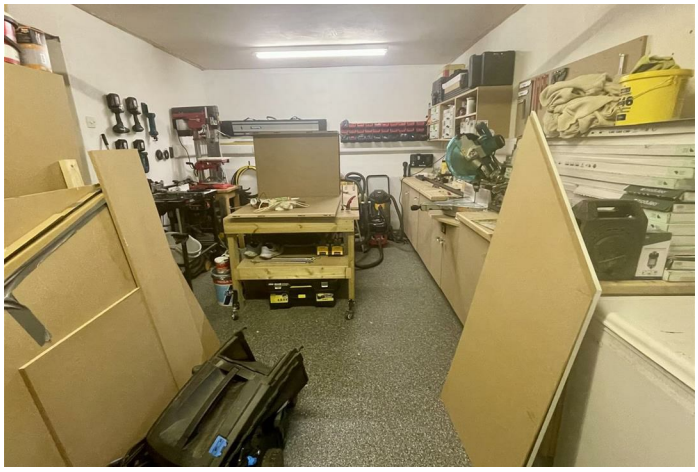
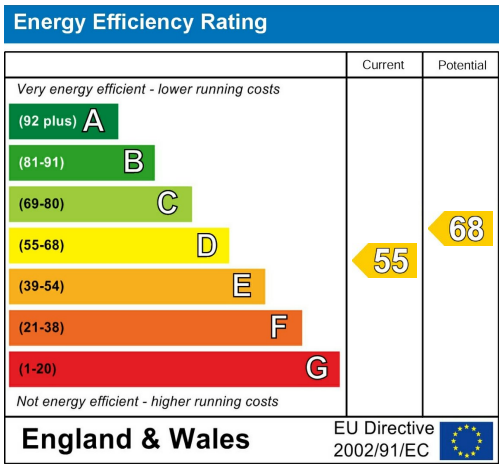
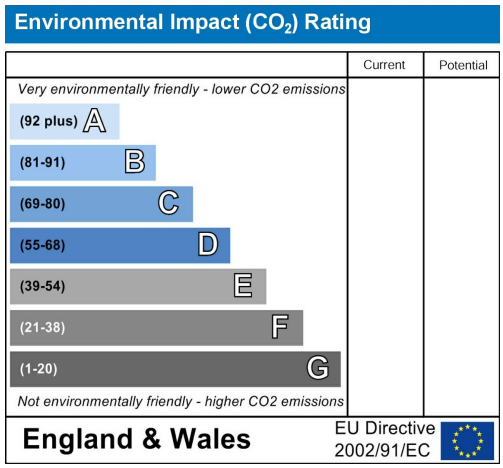
SPLASH



Welcome

**Local Authority Carmarthenshire**
**Council Tax Band E**
**EPC Rating D**




**First Floor**

**Cymru Estates Sales Office**

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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.