



Clos Treventy

Cefneithin, Llanelli SA14 7DH

- Detached Property
- Two Reception Rooms
- Kitchen With Separate Utility Room
- Rear Garden
- Freehold
- Four Bedrooms
- Family Bathroom & En-Suite
- Garage With Off Road Parking
- Oil Central Heating
- EPC: tbc

Asking Price £325,000 Freehold





Location

Description

Nestled in the charming village of Cefneithin, Llanelli, this modern detached house offers a delightful blend of comfort and convenience. With four spacious bedrooms, this property is perfect for families or those seeking extra space. The two well-appointed reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings.

The house boasts two bathrooms, making morning routines a breeze for busy households. The modern design and layout of the property create a welcoming atmosphere, ideal for contemporary living. Outside, you will find an enclosed rear garden, perfect for children to play or for hosting summer barbecues with friends and family.

Parking is a significant advantage of this property, with space for two vehicles, including a garage. This feature adds to the convenience of living in this lovely village location, where you can enjoy a peaceful lifestyle while still being within easy reach of local amenities.

In summary, this detached house in Clos Treventy is a wonderful opportunity for anyone looking to settle in a friendly community, offering modern living with the added benefits of space, parking, and a beautiful garden. Don't miss the chance to make this delightful property your new home.
EPC:tbc

Entrance Hallway

Access via composite entrance door with obscure glass and side panel, Laminate flooring, Radiator, Dog Leg Stairs leads to First Floor.

W.C. Cloakroom

6'1" x 2'9" approx

Fitted with a Two Piece Suite comprising of vanity unit with wash hand basin, low level W.C, radiator, extractor fan, uPVC window faces the side of the property with obscure glass.



Reception One

28'1" x 11'2" x 8'5" approx

uPVC double glazed french doors lead to rear garden, door leading to integral garage, two radiators, uPVC double glazed window facing front.

Kitchen Breakfast Room

13'5" x 9'1" approx

Fitted with matching base and wall units with worksurface over, stainless steel sink with mixer tap and drainer, integrated fridge/ freezer, electric oven and hob with extractor hood over, radiator. Double doors leading to conservatory, door to utility room.

Utility Room

Plumbing for dishwasher and washing machine, Worcester oil central heating boiler, tiled flooring.

Conservatory

9'1" x 8'7" approx

uPVC double glazed windows and double doors to rear garden, electric radiator.

Landing

15'8" x 5'11" approx

uPVC double glazed window faces front of property, radiator, doors lead to bedrooms.

Bedroom One

12'7" x 11'2" approx

uPVC double glazed window to rear, radiator.

En-Suite

8'1" x 3'9" approx

Fitted with a three piece suite comprising of double shower cubicle, wall mounted wash hand basin and low level W.C, feature radiator, tiled flooring, uPVC obscure double glazed window faces side of property, extractor fan, spot lighting.

Bedroom Two

11'8" x 8'5" approx

uPVC double glazed window to front, radiator.

Bedroom Three

11'3" x 8'5" approx

uPVC double glazed window to front, radiator.

Bedroom Four

9'7" x 9'2" approx

uPVC double glazed window to rear, radiator.



Family Bathroom

6'5" x 5'11" approx

Fitted with a three piece suite comprising of bath, vanity unit with wash hand basin, low level W.C, feature towel radiator, extractor fan, uPVC double glazed window facing side of property with obscure glass, shaving point, spot lighting, loft access.

Integral Garage

16'10" x 9'0" approx

With Up and over door, power and lighting, uPVC double glazed door to rear garden.

External

FRONT: Paved driveway giving off road parking leading to integral garage, ornamental clippings and paths to the front of the property.

REAR: An attractive rear garden laid to lawn, Patio areas, outside tap, Oil tank, side access.

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 E
 EPC Rating

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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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.