



Clos Gwili

Cwmgwili, Llanelli SA14 6AQ

- Semi Detached Property
- Ideal First Time Buyer
- Family Bathroom & Shower Room
- Off Road Parking
- EPC: tbc
- Three Bedrooms
- Kitchen/ Dining Room & Lounge
- Energy efficient electric heating and solar panels.
- Enclosed Rear Garden
- Viewing By Appointment Only

Asking Price £189,950 Freehold





Location

Description

Cymru Estates have a pleasure in offering for sale a Semi Detached Three Bedroom Property located on a quiet estate in the village of Cwmgwili. Ideally located within excellent access of the A48/M4 and Crosshands Retail Park. The accommodation compromises of Lounge, Kitchen/ Dining Room and Shower Room. To the first floor you will find three Bedrooms and a Family Bathroom. The property benefits from uPVC double glazing throughout, energy efficient electric heating and solar panels. To the rear there is an enclosed garden with lawn and patio area. Courtyard garden to front and off road parking to side. EPC Rating: tbc.

Lounge

15'6" x 12'9" approx
uPVC double glazed window facing front, electric radiator, staircase to first floor.

Kitchen/ Dining Room

16'5" x 8'3" approx
Fitted with matching base and wall units with worksurface over, electric oven and hob with extractor hood over, stainless steel sink with mixer tap and drainer, space for fridge/ freezer and plumbing for washing machine. uPVC double glazed window facing rear and door to rear garden, under stairs storage cupboard.

Shower Room

7'3" x 3'2" approx
Fitted with a three piece suite comprising of shower, low level W.C., and wall mounted sink. uPVC double glazed window facing front with obscure glass.

Landing

9'9" x 2'9" approx
Two storage cupboards, hatch to attic space.

Bedroom One

13'3" x 8'6" approx
uPVC double glazed window facing front, electric radiator.

Bedroom Two

10'7" x 9'7" approx
uPVC double glazed window facing rear, electric radiator.

Bedroom Three

7'5" x 7'4" approx
uPVC double glazed window facing front, electric radiator.

Family Bathroom

6'5" x 6'4" approx
Fitted with a three piece suite comprising of panelled bath, low level W.C., and pedestal sink.
uPVC double glazed window facing rear with obscure glass.

Extenal

Front: Courtyard garden, off road parking to side.

Rear: Patio area and lawn area, detached storage shed, gated side access.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, gas, 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.



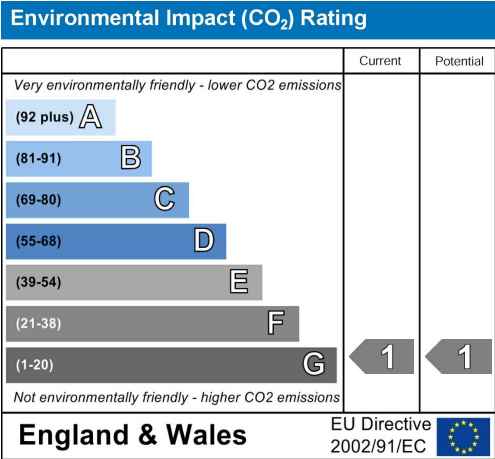
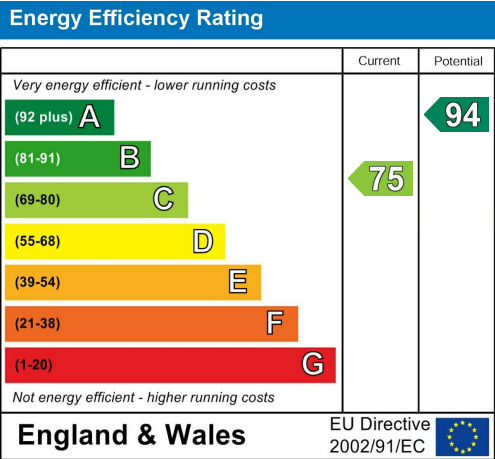








Local Authority Carmarthenshire
Council Tax Band C
EPC Rating C



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.