



Heol Cae Pownd

Cefneithin, Llanelli SA14 7BZ

- Mid Terrace Property
- Off Road Parking
- Easy access to M4 junction 49
- EPC:B
- Ground Floor Cloakroom
- Two Bedrooms
- Enclosed rear garden
- Village Location With All Local Amenities
- Gas Central Heating
- Viewing By Appointment Only

Offers Over £179,950 Freehold





Location

Description

Located in the village of Cefneithin, this modern mid Terrace house offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms and a spacious reception room, the property also includes off road parking. The modern design throughout the house means that there is nothing to do but move straight in and make it your own. The location is particularly advantageous, being just a short drive from M4 junction 49, making commuting to nearby towns and cities a breeze. Living in Cefneithin means you will enjoy the benefits of village life, with all local amenities within easy reach. This home is not just a place to live; it is a lifestyle choice that offers both tranquillity and accessibility. In summary, this modern house is a fantastic opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a contemporary home. Don't miss the chance to view this lovely property; it truly is a gem. EPC:B

Hallway

Entered via composite front door, radiator, stairs to first floor.

Living Room

15'0" x 9'1" approx
uPVC double glazed window facing front of property, radiator, under stairs storage cupboard.

Kitchen With Dining Area

12'6" x 8'2" approx
Fitted with a range of matching wall and base units with complimentary work surface over, stainless steel sink with mixer tap, integrated four ring gas hob with extractor above and integrated oven. Space for integrated fridge/freezer, and space for integrated washing machine, wall mounted gas boiler, uPVC double glazed window to rear, uPVC double glazed patio doors leads to rear patio area.

W.C. Cloakroom

4'10" x 2'11" approx

Fitted with a two piece suite comprising of W/C, wash hand basin, radiator, uPVC double glazed frosted window to front.

Landing

Loft access, doors into:

Bedroom One

12'5" x 8'5" approx

Two uPVC double glazed windows to front of property, radiator, built in cupboard.

Bedroom Two

12'6" x 8'3" approx

uPVC double glazed window to rear, radiator.

Bathroom

6'3" x 5'7" approx

Fitted with a three piece suite comprising of W/C, pedestal wash hand basin, paneled bath with shower overhead, partly tiled walls, radiator, extractor fan.

External

Front: Off road parking to front of property for one car.

Rear garden with patio area.

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.



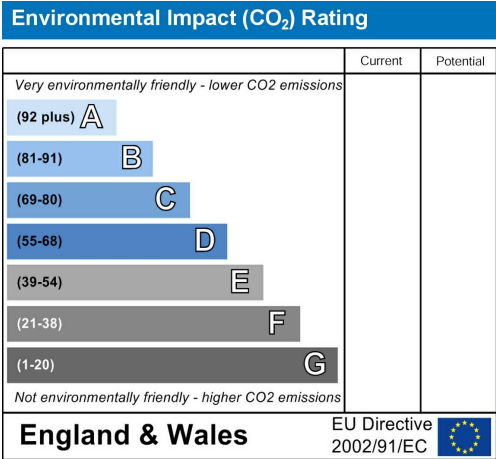
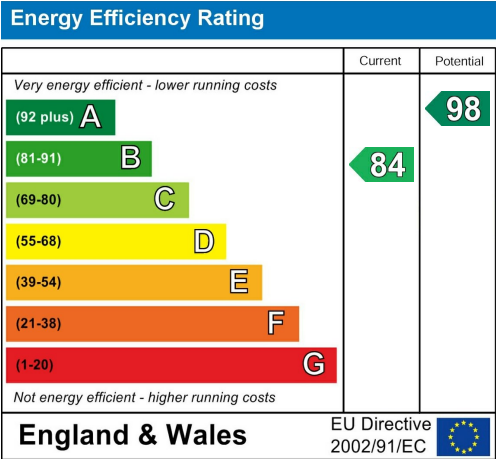








Local Authority Carmarthenshire
 Council Tax Band C
 EPC Rating B



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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.