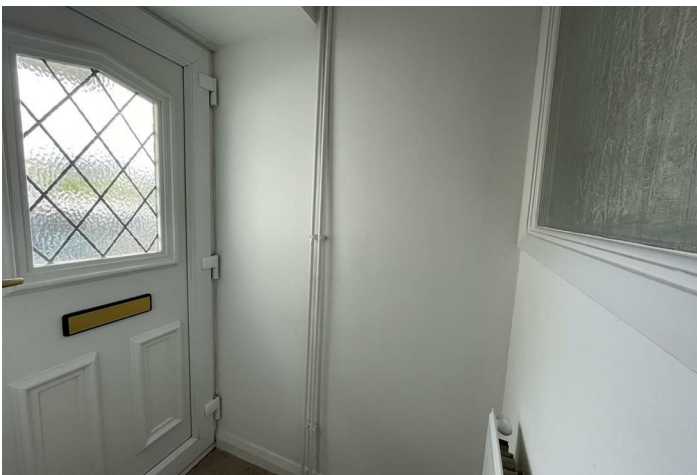




## 3 Heol Cwmmawr

Drefach, Llanelli, SA14 7AA

Offers in the region of £85,000



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### Entrance Hall

Entrance is via a uPVC double glazed door, 1 x radiator, smooth ceiling with 1 x light fitting, opening leading to the lounge, staircase leading to the first floor.

### Lounge

16'11" x 12'0" (5.17m x 3.67m)

Spacious lounge with coal fire and fire surround, 1 x uPVC double glazed window to the front, smooth ceiling with 1 x light fitting, 1 x radiator, steps leading to the kitchen, under stairs storage area.

### Kitchen

9'8" x 7'6" (2.96m x 2.30m)

With a range of wall and base units with worksurface over, integrated single oven, integrated hob with extractor fan over, plumbing made ready for a washing machine, stainless steel sink and drainer unit with hot and cold mixer tap over, floor tiles, wall tiles, ceiling light, attic hatch, 1 x uPVC double glazed door leading to the rear garden.

### Staircase and Landing

Airing cupboard, ceiling light, smoke alarm, doors leading to bedroom 1 and the bathroom.

### Bedroom 1

13'7" x 7'6" (4.15m x 2.31m)

Double bedroom with 1 x uPVC double glazed window to the front, 1 x radiator, ceiling light, attic hatch.

### Shower Room

7'5" x 5'6" (2.28m x 1.68m)

Featuring an enclosed electric shower with Respatex, low level flush cistern, wall mounted wash hand basin, 1 x uPVC double glazed window to the rear with obscured glass, ceiling light, part wall tiles, vinyl flooring.

### Externally

Externally and to the front there is a small forecourt for residents, which may provide parking for one vehicle. To the rear there is a patio area and also an additional garden area where occupiers have ample space and prospects for a lovely garden.

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## Disclaimer

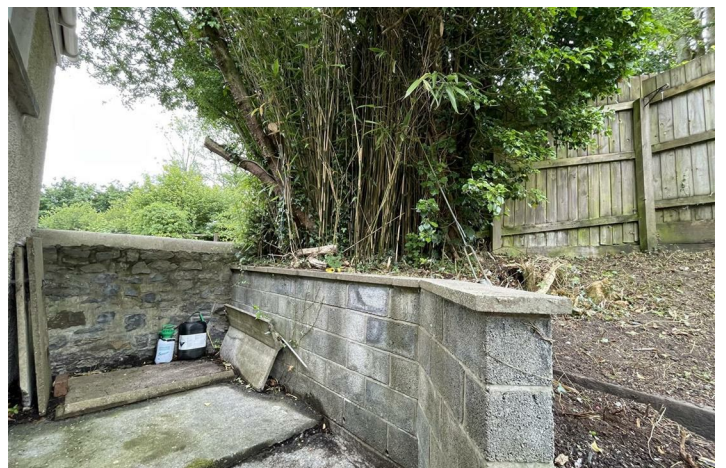
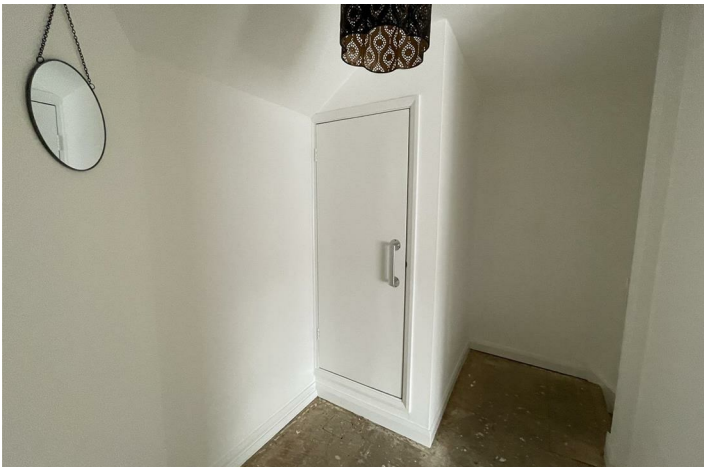
Disclaimer general information Services:

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 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.

Prospective purchasers/Buyers should satisfy 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 measured as an approximate, please check if this critical to whether you wish to purchase. Please contact us if

you have a specific enquiry in relation to the property, area or general enquiries.



## Road Map



## Hybrid Map



## Terrain Map

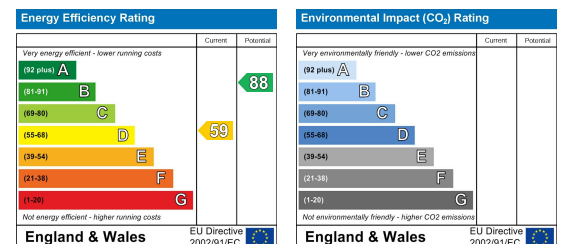


## Floor Plan

## Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.