



33 Heol Blaenhirwaun, Llanelli, SA14 7AJ

£285,000

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Davies Craddock Estates are pleased to present For Sale, this Three Bedroom Semi-Detached Cottage style property, situated in the village of Drefach.

The property comes approx. three miles from the centre of Cross Hands with a range of recently developed shopping parks and links to the M4 motorway.

The property is well presented inside and offers cosy home living spaces.

Externally, there is ample parking to the side with steps leading to a tiered garden with lawn and patio areas. To the top of the garden is a wooden outbuilding. Set up for a fully functional accommodation, with open studio space with log burner. The outside area has a separate shower and W/C. (Currently used at Airbnb)

The property briefly comprise of:

Entrance

Door into:

Hallway

Stairs to first floor, laminate flooring, radiator.

Lounge

17'0" x 11'9" approx (5.20 x 3.60 approx)
Windows to fore and rear, laminate flooring, feature fireplace with log burner, two radiators.





Kitchen

23'5" x 14'9" approx (7.14 x 4.52 approx)
Window to fore, door to side, laminate flooring, wall and base units with worktop over, integrated washing machine and dishwasher, electric hob and oven with extractor hob over, space for fridge freezer, Belfast sink with mixer tap, under stairs storage, two radiators.

First Floor Landing

Loft access, radiator.

Bedroom One

13'9" x 10'10" approx (4.21 x 3.31 approx)
Window to fore, storage cupboard, radiator.

Bedroom Two

11'6" x 9'10" approx (3.51 x 3.02 approx)
Window to fore, radiator.

Bedroom Three

8'5" x 6'9" approx (2.57 x 2.07 approx)
Window to rear, laminate flooring, radiator.

Bathroom

14'2" x 6'6" approx (4.32 x 1.99 approx)
Window to side, tiled flooring, partly tiled walls, W/C, pedestal wash hand basin, bath, shower cubicle, radiator.

Externally

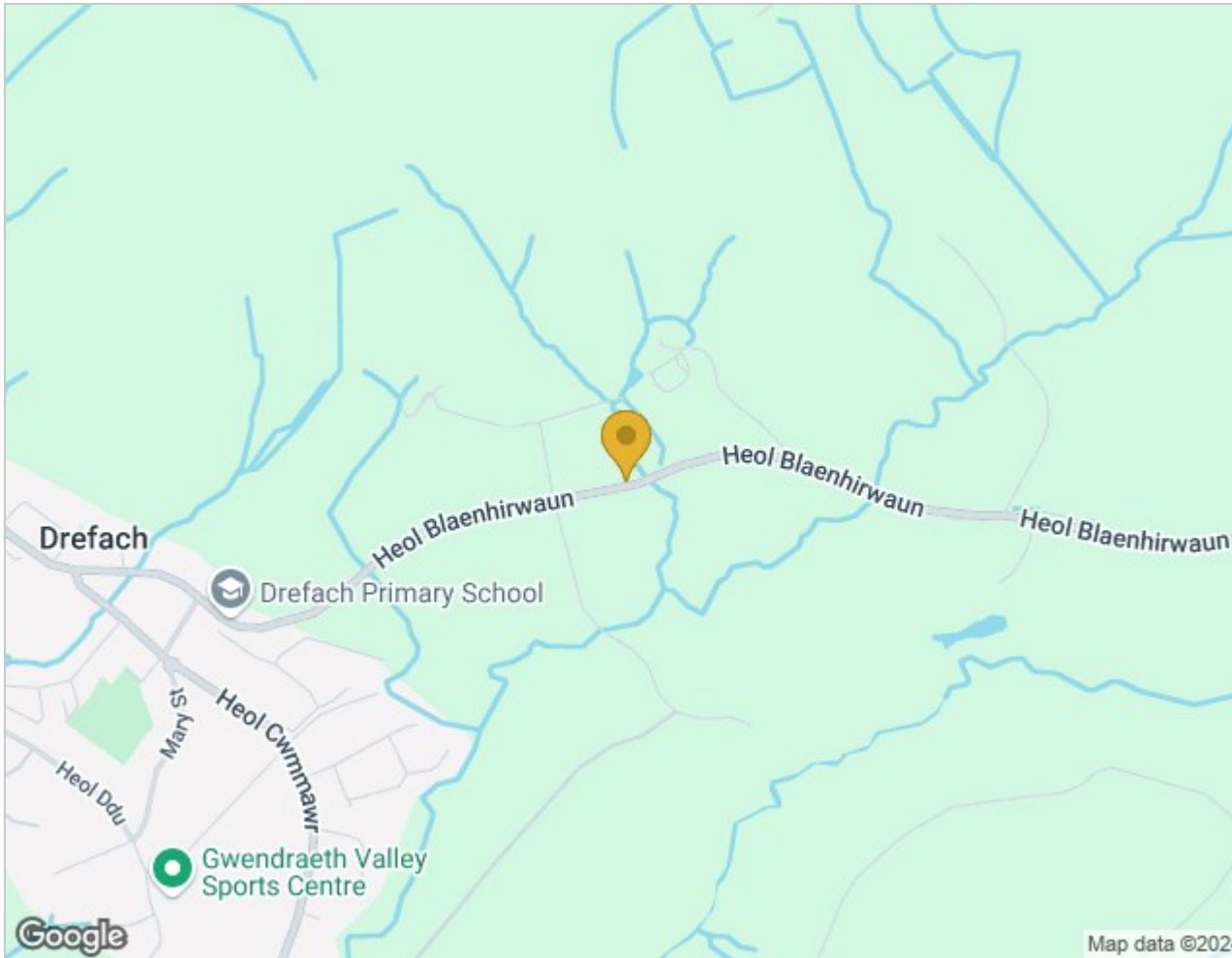
off road parking to side, tiered garden with lawned area and patio, steps leading to second tier

Outbuilding

Wooden cabin with log burner. Separate shower and W/C



To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Semi-Detached Cottage
- Three Bedrooms
- Living Room
- Kitchen
- Off Road Parking
- Council Tax - B (Sept 24)
- EPC - E
- Approx. 85m²
- Freehold
- Out Building Accommodation

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.