



Heol Cae Pown, Cefneithin, SA14 7BX

Offers In Region Of £195,000



Calow Evans
Estate Agents

01269 543128

www.calowevans.co.uk

Heol Cae Pwnd, Cefneithin, SA14 7BX

A modern three bedroom end of terrace property situated on the popular development of Heol Cae Pwnd in the village of Cefneithin. The accommodation is arranged over three floors and enjoys a conservatory off the rear and integrated appliances in the kitchen. Externally, the property enjoys off road parking to the front and a low maintenance rear garden. In our opinion, an ideal first time buyer's home!

The village of Cefneithin is conveniently situated to Cross Hands where you will find shops, supermarkets and out of town retailers.





Accommodation:

Entrance Hallway

Radiator with decorative cover, stairs to first floor.

Kitchen

3.1m x 2.74m (10'2" x 9'0"/8'5")

Double glazed window to front, radiator, fitted with a range of wall & base units, integrated fridge/freezer, washing machine & dishwasher, sink & draining board, cupboard housing gas boiler providing domestic hot water & central heating, laminate flooring, part tiled walls.





Lounge

3.71m x 3.58m (12'2" x 11'9"/6'11")

Laminate flooring, vertical radiator, opening to:

Conservatory

2.97m x 2.49m (9'9" x 8'2")

Double glazed French doors to rear.

Cloakroom

Single panel radiator, WC, wash hand basin.

First Floor Landing

Stairs to second floor.

Bedroom Two

3.71m x 2.36m (12'2" x 7'9")

Double glazed window to rear, single panel radiator.

Bedroom Three

3.94m x 2.39m (12'11"/5'8" x 7'10")

Two double glazed windows to front, single panel radiator.

Bathroom

Double glazed window to side, single panel radiator, suite comprising panelled bath with mains shower over, WC, Pedestal wash hand basing, part tiled walls.

Second Floor Landing

Built in wardrobe.

Bedroom One

4.75m x 2.72m (15'7" x 8'11")

Three Velux style windows, single panel radiator.





Externally

Driveway to the front, side pedestrian rear access to an enclosed rear garden with decked area, Pergola, gravelled area, timber storage shed.

Services

We are advised that mains services are connected.

Tenure

Freehold

Council Tax

Band D

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128