



Coed Y Cadno, Cwmgwili, Llanelli, SA14 6PX

£360,000



Calow Evans
Estate Agents

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Located in an executive development of similar properties, this ideal family home offers versatile accommodation with five bedrooms, including one on the ground floor. The first floor features en-suite facilities alongside a shower room. The property includes two additional reception rooms, a ground floor cloakroom, and a bathroom on the first floor. Heating is provided by oil-fired central heating, and the home benefits from double glazing throughout. Outside, there is a paved driveway that offers ample parking space, along with an enclosed and relatively private rear garden that boasts an open aspect.

The village of Cwmgwili is conveniently positioned near the M4 motorway and A48 dual carriageway. Nearby, you'll find good shopping facilities, including out-of-town retailers at Cross Hands Business Park, as well as everyday shopping and leisure amenities in Ammanford town centre.





Accommodation:

Double glazed window to front, under-stairs storage cupboard.

Lounge

4.37m x 3.84m (14'4" x 12'7")

Double glazed window to front, radiator, electric fire in surround, opening to:

Dining Room

3.28m x 2.69m (10'9" x 8'10")

Double glazed French doors to rear, radiator.





Kitchen

3.61m x 3.3m (11'10" x 10'10")

Double glazed window to rear, radiator, fitted with a range of wall & base units, stainless steel sink & draining board unit, integrated dishwasher, built in electric oven, hob & extractor fan over, part tiled walls, tiled floor.

Utility Room

Double glazed window & door to rear, tiled flooring, part tiled walls, laminate worktop, oil boiler providing domestic hot water & central heating, plumbing for washing machine and space for tumble dryer, radiator, door to:

Shower Room

Electric shower in enclosure, door to:



Bedroom Five/Reception Room

4.27m x 2.82m (14'0" x 9'3")

Double glazed window to front, radiator.

Cloakroom

Wash hand basin, W/C, tile splashback and extractor fan

First Floor Landing

Radiator, access to loft with pull-down ladder.



Bedroom One

5.38m x 3.48m (17'8" x 11'5"/11'1")

Two double glazed windows to front, two radiators, fitted wardrobes, storage cupboard, door to:

Ensuite

Double glazed window to side, radiator, shower in enclosure, WC, pedestal wash hand basin.

Bedroom Two

4.83m x 2.84m (15'10" x 9'4")

Double glazed window to front, Velux window, radiator.





Bedroom Three

3.43m x 3.15m (11'3" x 10'4")

Double glazed window to rear, radiator.

Bedroom Four

2.87m x 2.21m (9'5" x 7'3")

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear, suite comprising panelled bath, pedestal sink, WC, radiator.

Externally

Paved driveway to the front providing ample parking, side pedestrian access to an enclosed rear garden comprising paved patio area, lawned area, bordered by trees & shrubs, open aspect to rear, oil tank, timber storage shed.

Services

We are advised that mains services are connected. Oil fired central heating.

Tenure

Freehold

Council Tax

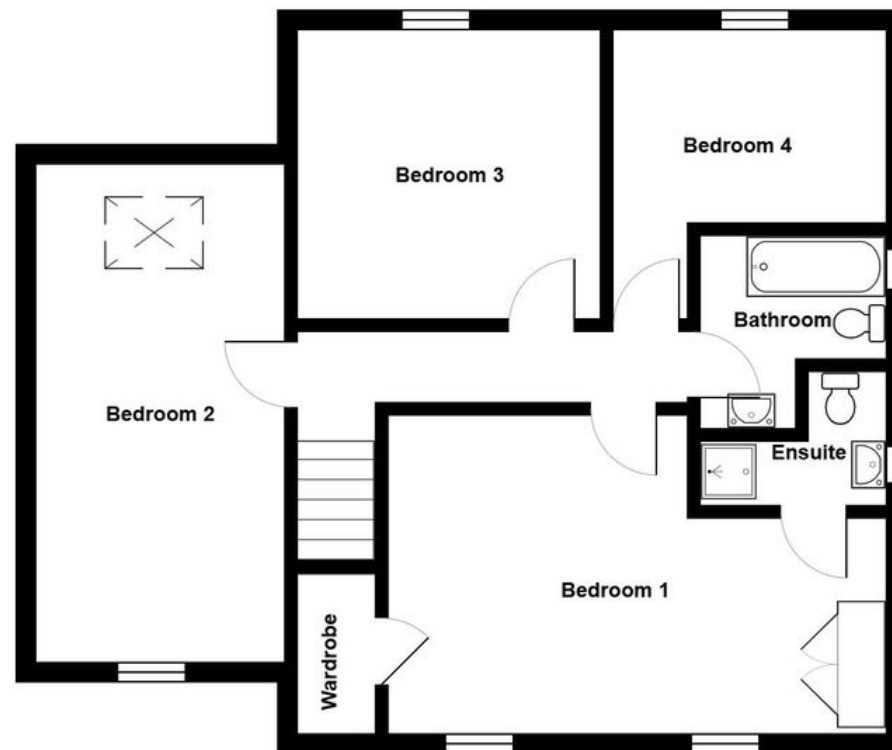
Band E

Broadband Speed/Mobile Phone Coverage

We are advised that super-fast broadband & mobile phone coverage is available in this area.

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.



All measurements are approximate and for display purposes only



Address

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Office Contact

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