



**Heol Rhosybonwen
Cefneithin
Llanelli
SA14 6TF**

Offers In Region Of **£249,500**



- Modern Semi Detached 3 Bed (En Suite) House
- Deceptively Spacious Family Sized Accommodation
- Popular Village Location Only 5 Mins From Cross Hands & M4
- Stunning Far Reaching Views To Rear
- Impressive 23' Long Living Room
- Hall, Living Room, Kitchen, Utility, WC
- 3 Beds Inc Master Suite & En Suite Shower Room, Bathroom
- Nicely Landscaped Garden & Car Parking Driveway
- Easy Access To M4, Swansea & Cardiff
- Viewing Highly Recommended

General Description

A modern semi detached deceptively spacious 3 bedroom (en suite) house, having a most desirable and convenient location within the village of Cefneithin, being easy accessible to the carriageway and M4. The property affords luxury well presented family sized accommodation providing modern contemporary living including a 23' long living room. Outside there is a car parking drive with good size rear garden to relax and enjoy. There are delightful far reaching scenic views to the rear of which viewing is essential to fully appreciate what's on offer.

EPC Rating: C70

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Heol Rhosybonwen, Cefneithin, Llanelli, Carmarthenshire.

Property Description

A conveniently positioned modern semi detached house having a most desirable location within the popular village of Cefneithin and commanding stunning views to the rear across open countryside. The property offers spacious well presented family sized accommodation being light and airy, ready for immediate occupation.

The accommodation provides entrance hall, spacious 23' long living room, modern fitted kitchen/breakfast room, utility and downstairs WC. First floor provides 3 bedrooms including master suite from which super views can be enjoyed to the rear across open unspoilt countryside with en suite shower room and family bathroom.

Outside there is car parking drive for 2 cars, with good sized landscaped rear enclosed garden laid to lawn with patio area to relax and enjoy, enclosed within timber fencing creating privacy.

The village of Cefneithin provides all the usual amenities with easy access onto the carriageway being only 5 minutes drive from Cross Hands and the M4 connection. The cities of Swansea and Cardiff are within easy travelling distances.

Entrance Hall

Double glazed front entrance door laminate flooring, stairs to first floor, radiator, built in meter cupboard, door to:

Living Room (22' 08" x 16' 11"Max Max) or (6.91m x 5.16m Max)

A most spacious room with double aspect windows, laminate flooring, 2 radiators, built in under stair store cupboard, door to:

Kitchen / Breakfast Room (13' 02" x 10' 05") or (4.01m x 3.18m)

Modern bespoke fitted base and wall cupboards with 1.5 bowl sink unit and mixer tap, built in electric oven with ceramic hob and hood over, built in dish washer and fridge/freezer, tiled flooring, radiator, window to side with lovely views, spot lighting, door to:

Utility Room (6' 01" x 5' 10") or (1.85m x 1.78m)

Fitted base cupboard with sink unit, oil fired boiler, plumbing for washing machine, tiled flooring, double glazed rear entrance door, door to:

Separate WC (5' 09" x 3' 08") or (1.75m x 1.12m)

Modern suite comprising WC and wash basin, radiator, window to rear.

First Floor Landing

Built in cupboard, radiator, doors to:

Heol Rhosybonwen, Cefneithin, Llanelli, Carmarthenshire.

Master Bedroom (19' 08" x 10' 06"Max Max) or (5.99m x 3.20m Max)

Most spacious room being light and airy with double aspect windows taking advantage of the superb views on offer, radiator, door to:

Ensuite Shower Room (6' 03" x 3' 0") or (1.91m x 0.91m)

Modern suite comprising fully tiled shower cubicle, vanity unit with wash basin, tiled flooring, half tiled walling, extractor fan.

Bedroom 2 (15' 11" x 9' 08") or (4.85m x 2.95m)

Radiator, window to front.

Bedroom 3 (10' 01" x 6' 09") or (3.07m x 2.06m)

Radiator, window to front.

Bathroom (9' 07" x 6' 03") or (2.92m x 1.91m)

Modern suite comprising tub bath, WC, vanity unit with wash basin and mixer tap, fully tiled shower cubicle, spot lighting, tiled flooring, half tiled walling.

Outside

Car parking driveway to side for 2 cars with nicely landscaped level rear garden laid to lawn with stoned patio and paved area to side to relax and enjoy. Timber fencing creating privacy with side garden gate.

Broadband and Mobile phone

Ultrafast broadband is available in the vicinity. Mobile phone signal is deemed to be good in the area, please contact your network provider for more information.

Services

Mains electricity, mains water, mains drainage, oil fired central heating.

Tenure

Freehold

Council Tax

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Directions

From Carmarthen exit on the main dual carriageway towards Cross Hands and carry on for approx. 8 miles until you see signpost for Cefneithin. Turn right across the carriageway until arriving at small T Junction, turn left into Foelgastell and proceed on for approx 0.6 mile until arriving at large sweeping left bend. Turn right at the bend and carry on a short distance and take the next right turning down Rhosybonwen road and the property will be found further down on the right.

