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Estate Agents & Auctioneers**  
14 Offices Across South Wales

**Heol Yr Ysgol  
Cefneithin  
Llanelli  
Carmarthenshire  
SA14 7EA**

**Price £345,000**



- Period Detached 3 Bedroom Family Home
- Popular And Convenient Spot Close To Amenities & Carriageway
- Well Presented Throughout & Luxury Kitchen
- Approx. 0.52 Acre Of Extensive Gardens/Small Paddock
- Excellent Outside Space For Childrens Play Area, Poly Tunnels Etc
- Garage/Store & Adjoining Covered Patio Ideal For Parties
- Ent Hall, Living Room, Kitchen/Diner, Utility, 3 Beds & Bath
- Car Parking Driveway For 3/4 Cars
- Viewing Advised To Appreciate What's On Offer

**General Description**

A conveniently located detached 3 bedroom period family home situated within the popular village of Cefneithin convenient to local facilities including primary and secondary schools, and 1 mile distant of the expanding centre of Cross Hands and the M4 connection. The property offers well presented accommodation with luxury fitted kitchen/ dining area. Outside there are 0.52 acre of extensive gardens/small paddock ideally suited for children to enjoy and play. poly tunnels. vegetable growing etc. Viewing is highly recommended to appreciate what's on offer.

**EPC Rating: F32**

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.

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**



## Heol Yr Ysgol, Cefneithin, Llanelli, Carmarthenshire.

### Property Description

An ideal opportunity of acquiring a pleasantly and conveniently located detached family home close to schooling, shop and easy access onto the carriageway and M4. The property affords well proportioned family sized accommodation with luxury fitted open plan kitchen/dining area benefiting from air source heating, solar panels and double glazed windows.

The accommodation provides entrance hall, spacious living room, open plan kitchen/diner leading out to spacious rear utility. First floor provides 3 double bedrooms, family bathroom and small study/store.

A particular feature of the property is the large outside space ideal for family entertaining comprising of extensive gardens/small paddock area ideal for vegetable growing, poly tunnels or football pitch for the children. Car parking driveway to side for 3/4 cars leading to rear child's play area and useful garage/store with adjoining covered patio area incorporating BBQ/bar area ideal for parties and entertaining.

The Town of Cross Hands and the carriageway is only 1 mile away offering a wider range of facilities including retail shops, bank, post office, cinema/theatre, large multi national superstores, gymnasium, dental and medical centres. At Cross Hands there is ease of access on to the A48/M4 dual carriageway with good

road links to the towns of Llanelli, Carmarthen and Swansea.

### Entrance Hall

Double glazed front entrance door, timber effect flooring, radiator, stairs to first floor, doors to:

**Living Room (21' 08" x 9' 11" ) or (6.60m x 3.02m)**

Spacious open plan room, timber effect flooring, 2 radiators, feature fireplace with wood burner stove and timber mantle over, triple aspect windows.

**Kitchen/Dining Room (20' 10" x 9' 07" ) or (6.35m x 2.92m)**

Modern luxury fitted kitchen with a range of base and wall cupboards with 1.5 bowl sink unit with mixer tap, ceramic 5 ring electric hob with modern fitted hood over, built in dish washer, oven and microwave, built in wine cooler, spot lighting, triple aspect windows giving good natural light, timber effect flooring, wall mounted radiator, under stair cupboard, door to:

**Utility/Porch (14' 11" x 7' 09" ) or (4.55m x 2.36m)**

Spacious room ideal for boots/coats with plumbing for washing machine and dryer, fridge space, radiator, rear exterior door.

### First Floor Landing

Radiator, access to loft area, doors to:

**Bedroom 1 (10' 03" x 9' 09" ) or (3.12m x 2.97m)**

Window to front, radiator.

**Bedroom 2 (11' 02" x 9' 09" ) or (3.40m x 2.97m)**

Window to front, radiator.

## Heol Yr Ysgol, Cefneithin, Llanelli, Carmarthenshire.

**Bedroom 3 (11' 07" x 10' 04" ) or (3.53m x 3.15m)**

Window to rear, radiator.

**Bathroom (9' 11" Max x 8' 01" ) or (3.02m Max x 2.46m)**

Requires modernisation and provides sunken bath, vanity unit with twin sinks, WC, radiator.

### Outside

A particular feature of the property is the large grounds and gardens on offer extending to 0.52 acre. Comprises of extensive lawn gardens to both side and rear with the small paddock at rear ideal for children play ground and football pitch or alternatively poly tunnels and vegetable growing etc. This area is enclosed and safe for children to enjoy and play. Car parking driveway to side of house providing good parking facilities leading to rear grounds currently used as child's play area. Detached garage/store ideally suited for dog kennels/ workshop or general store area with adjoining covered patio 25' x 12' with artificial grass with BBQ/ Bar area ideal for family entertaining and parties. Further lawn garden to side with shrubbery and small fish pond.

### 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, air source heating, solar panels and double glazing.

### Tenure

Freehold

### Council Tax

D

### Directions

From Foelgastell proceed on until arriving at Cefneithin and carry on passing the junior school on your left, and take a left turning immediately after the school down a small lane. Carry on down for approx. 0.3 mile and the property will be found further down on your left.

