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Estate Agents & Auctioneers

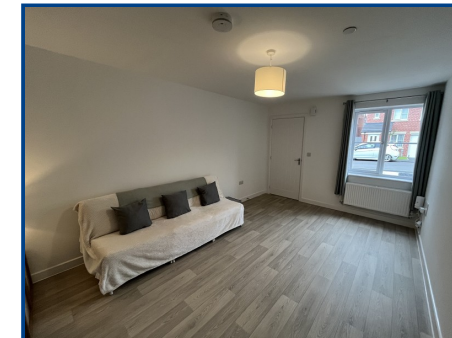
14 Offices Across South Wales

114 Heol Cae Pownd Cefneithin Llanelli.

Price **£265,000**



- Modern Detached Three Bedroom House
- Integral Garage
- En-suite From Master Bedroom
- Low Maintenance Rear Garden
- Off Road Parking For Two Cars
- Convenient Commuting Distance To The M4
- Sprinkler System Throughout
- NHBC Guarantee
- EPC: B82



EPC Rating: B82

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@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.

General Description

A detached three bedroom home built in 2023. The property benefits from an integral garage, three bedrooms & 1 Ensuite, open plan kitchen diner with patio doors to a low maintenance fully paved rear patio

Move In Condition!

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Heol Cae Pownd, Cefneithin, Llanelli.

Property Description

A light and airy detached home comprising lounge, Kitchen/Diner and W/C to the ground floor. Family Bathroom, 3 Bedrooms with the Master bedroom having En-Suite facilities to the first floor. Externally there is off road parking for two cars plus an integral garage and a fully paved low maintenance rear patio.

Situated in Cefneithin in a convenient location and a short walk to the Cross Hands retail park. There is also ease of access onto the A48/M4 dual carriageway with good road links to Carmarthen, Llanelli, Llandeilo, Swansea & Cardiff.

Entrance Porch (4' 9" x 3' 6") or (1.46m x 1.06m)

Upvc double glazed front door into entrance porch with vinyl floor, radiator and electric meter box.

Lounge (10' 4" x 15' 6") or (3.14m x 4.73m)

With radiator, vinyl floor, double glazed window to front and TV point.

Hall

With stairs to first floor, vinyl floor and central heating thermostat.

W.C. (6' 3" x 3' 0") or (1.91m x 0.91m)

With low level WC, wash hand basin, radiator and extractor fan.

Kitchen/Diner Area (18' 10" x 8' 1") or (5.73m x 2.47m)

With wall, base and drawer units. Stainless steel sink with bowl and half, drainer and mixer tap. Double glazed window and patio doors. Plumbing for washing machine, appliance space, Beko electric hob with stainless steel hood above and splash back. Ideal wall mounted gas boiler, vinyl floor, radiator and under stairs storage cupboard.

First Floor Landing

With open balustrade, access to loft space, double glazed window and radiator. Walk in storage cupboard.

Master Bedroom (9' 0" x 18' 10") or (2.74m x 5.74m)

With three double glazed windows to front, vinyl floor and radiator. Door to:

En Suite (6' 10" x 8' 10") or (2.09m x 2.68m)

With extractor fan, vinyl floor, part tiled walls, low level WC, pedestal wash hand basin, radiator, shower tray with mains shower.

Bathroom (6' 10" x 8' 10") or (2.09m x 2.68m)

With radiator, vinyl floor, low level WC, pedestal wash hand basin with mixer tap, double glazed window, extractor fan, part tiled walls and panelled bath with mixer tap.

Bedroom 2 (8' 9" x 10' 11") or (2.67m x 3.32m)

With vinyl floor, double glazed window to rear and radiator.

Bedroom 3 (9' 10" x 7' 3") or (2.99m x 2.20m)

With radiator, vinyl floor and double glazed window to rear.

Integral Garage (16' 8" x 8' 0") or (5.09m x 2.44m)

With up and over door. Concrete floor, light and power.

EXTERNALLY

To the front of the property is off road parking for two vehicles and a paved forecourt. Outside light.

To the rear is a fully paved patio with an outside tap and side path with gate.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Broadband and Mobile phone

The broadband and mobile signal is deemed to be good in this location.

Viewing Arrangements

By Appointment With The Selling Agent.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D

Directions

From Llandeilo continue over the bridge on the A483 to Ffairfach. At the mini roundabout take the right hand turn onto the A476 to Cross Hands. After approximately 7 miles on entering the village of Gorslas turn right onto Cefneithin Road and continue onto Heol Y Parc, turn left onto Spine Road, then turn left onto Heol Cae Pownd (before the school) second right and the property is on the left.

