



**Glasfryn Thornhill Road, Cwmgwili, Llanelli, SA14 6PT**

**Offers in the region of £275,000**

A spacious detached house conveniently located providing access to the A48/M4 making Carmarthen, Llanelli and Swansea within easy travelling distance and approximately 1 hour of Junction 33 of the M4 for Cardiff.

Accommodation comprises entrance hall, sitting room, lumen, dining room, kitchen, 3 double bedrooms and bathroom and benefits from oil central heating, uPVC double glazing, detached garage and parking and good size rear garden. Viewing recommended.

## Ground Floor

Composite entrance door into

### Hallway

with laminate floor, stairs to first floor and coved ceiling.

### Sitting Room

8'8" x 8'10" (2.65 x 2.7)



with radiator, laminate floor, coved ceiling and uPVC double glazed bow window to front.

### Lounge

20'11" x 9'8" max (6.4 x 2.97 max)



with multi fuel fire in feature surround, 2 radiators, laminate floor, caved ceiling, uPVC double glazed windows to side and rear and uPVC double glazed door to rear.

## Dining Room

19'10" x 10'3" (6.06 x 3.14)



with laminate floor, fireplace/surround, radiator, under stairs cupboard, textured and coved ceiling and uPVC double glazed bow window to front. Arch to kitchen.

## Kitchen

8'5" x 15'2" (2.58 x 4.64)



with range of fitted base and wall units, one and half bowl enamel sink with mixer taps, 4 ring stainless steel gas (LPG) hob with extractor over, built in double oven and grill, integrated dishwasher, part tiled walls, tiled floor, radiator, small breakfast bar, coat hooks, coved ceiling, uPVC double glazed window to rear and uPVC double glazed door to rear.

## First Floor

## Landing

with hatch to roof space, textured and coved ceiling, dado rail and uPVC double glazed window to rear.

## Bedroom 1

10'7" x 10'5" ( 3.23 x 3.19)



with radiator, laminate floor, textured and coved ceiling and uPVC double glazed window to front.

## Bedroom 2

8'11" x 10'4" (2.72 x 3.16)



with radiator, laminate floor, textured and coved ceiling and uPVC double glazed window to rear.

## Bedroom 3

10'8" max x 12'7" (3.26 max x 3.84)



with radiator, laminate floor, textured and coved ceiling and 2 uPVC double glazed windows to front.

## Bathroom

8'11" x 6'7" (2.72 x 2.02)



with low level flush WC, vanity wash hand basin with cupboards under, P shaped bath with electric shower over and glass screen, tiled walls, tiled floor, extractor fan, radiator, built in airing cupboard with heated towel rail and slatted shelving, textured and coved ceiling and uPVC double glazed window to rear.

## Outside



Enclosed gravel and paved garden to front.

Pedestrian access to the left hand side and driveway to the right leading to detached garage. Good size rear garden with level and raised decking areas, under decking storage, lawned garden with range of mature shrubs and bushes, external oil boiler providing domestic hot water and central heating, outside tap and outside light, timber shed, block built shed, 2 small pond areas.

### **Utility Room**

10'6" x 7'5" (3.21 x 2.28)



with base and wall units, Belfast sink with cold water tap, plumbing for automatic washing machine, space for tumble dryer, part tiled walls and steel frame window to rear.

### **Garage**

19'5" x 11'0" (5.93 x 3.36)

with power and light connected, up and over door, door and window to side. Store shed to rear.

### **Tenure**

Freehold

### **Council Tax**

Band D

### **Services**

Mains water, electricity and drainage.

### **Directions**

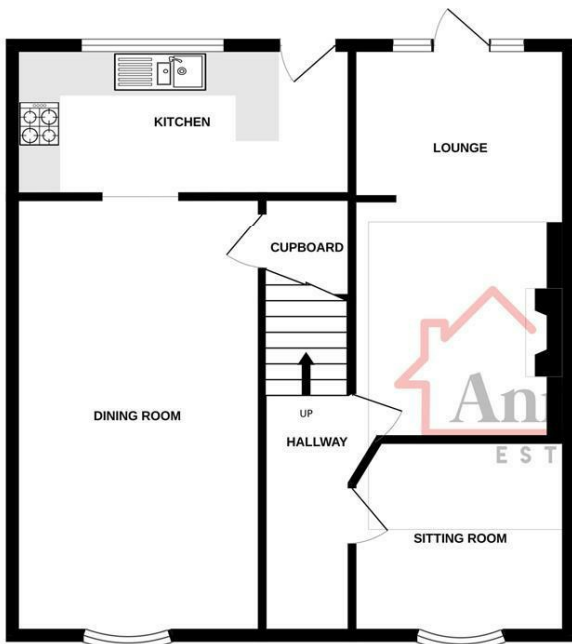
Leave Ammanford on College Street then

turn third left into Station Road. Turn second right and continue over the level crossing and travel for approximately 3 miles to the village of Capel Hendre. Proceed straight over the crossroads towards Cwmgwili. After approximately 1 mile, turn right and the property can be found on the left hand side, identified by our For Sale board.

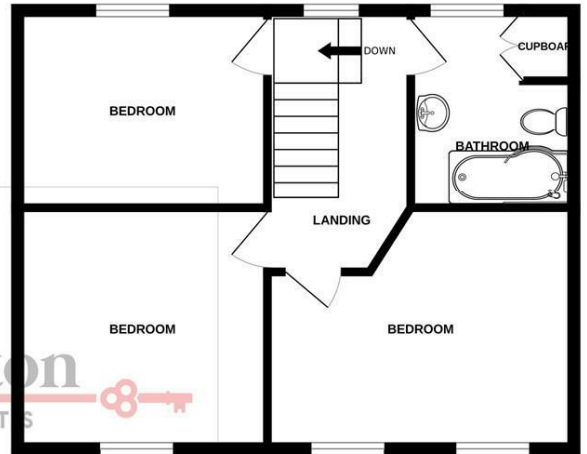
### **NOTE**

All photographs are taken with a wide angle lens.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.