



**26 Heol Cae Pown, Cefneithin, Llanelli, SA14 7BZ**

**Offers in the region of £299,950**

A modern detached house set in a convenient location within easy travelling distance of the A48 and the growing centre of Cross Hands. Accommodation comprises entrance hall, lounge, kitchen/diner, utility room, converted garage room, 4 bedrooms one with en suite and family bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking and enclosed rear garden with garden room.

## Ground Floor

Composite entrance door to

## Entrance Hall

with stairs to first floor and radiator.

## Lounge

15'9" x 10'11" red to 9'3" (4.82 x 3.35 red to 2.83)



with fire in feature surround, radiator and uPVC double glazed window to front.

## Kitchen/Diner

10'4" x 18'4" (3.15 x 5.60)



with range of fitted base and wall units, one and half bowl composite sink unit with mono bloc tap, 4 ring electric hob with extractor over and oven under, integrated automatic dishwasher, plumbing for American style fridge freezer, part tiled walls, tiled floor, under stairs cupboard, radiator and uPVC double glazed window to rear.

## Utility

7'2" x 5'3" (2.19 x 1.62)



with range of fitted units, plumbing for automatic washing machine, wall mounted boiler providing domestic hot water and central heating, tiled floor and composite door to side.

## Downstairs WC

2'10" x 5'6" (0.88 x 1.68)



with low level flush WC, pedestal wash hand basin, part tiled walls, tiled floor, radiator and uPVC double glazed window to rear.

## Half Garage Conversion

11'6" x 8'11" (3.51 x 2.74)



with radiator and laminate floor.

## First Floor

### Landing

with hatch to boarded roof space with pull down ladder and storage cupboard.

### Bedroom 1

10'4" x 10'11" (3.15 x 3.35)



with walk in wardrobe, radiator and uPVC double glazed window to front.

## En Suite

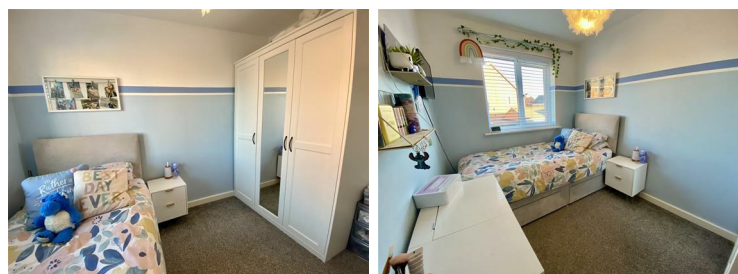
6'0" x 6'10" red to 5'3" (1.84 x 2.10 red to 1.62)



with low level flush WC, pedestal wash hand basin, shower enclosure with mains shower, part tiled walls, radiator, extractor fan and uPVC double glazed window to side.

### Bedroom 2

9'8" x 7'3" (2.95 x 2.21)



with radiator and uPVC double glazed window to rear.

### Bedroom 3

9'8" x 9'3" (2.96 x 2.83)



with radiator and uPVC double glazed window to rear.

### Bedroom 4

12'2" x 9'4" (3.72 x 2.85)



with radiator and uPVC double glazed window to front.

### Bathroom

6'4" x 6'9" (1.94 x 2.08)



with low level flush WC, pedestal wash

hand basin, panelled bath with shower attachment taps, part tiled walls, extractor fan, radiator and uPVC double glazed window to rear.

### Outside



with tarmac drive to front with gravelled gardens either side, side access to rear garden with patio area, steps up to artificial grass area and patio area.

Garden room (3.13 red to 2.63 x 6.16) - with power and light connected.

### Storage

with up and over door and storage.

### Services

Mains gas, electricity and drainage. Water meter.

### Council Tax

Band E

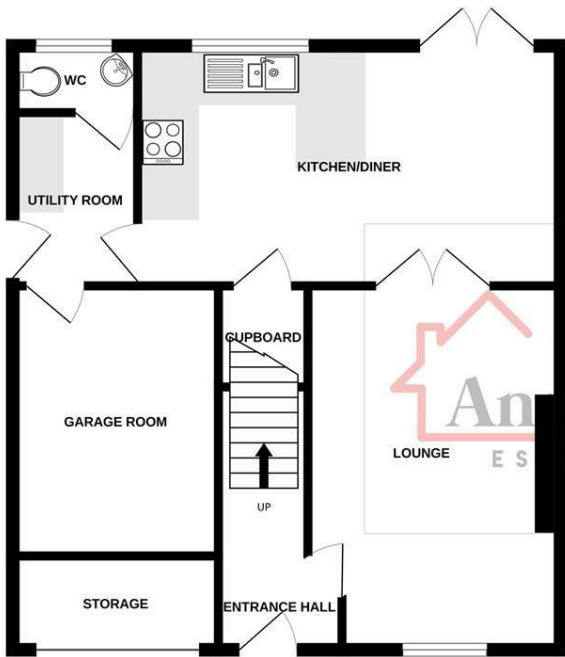
### NOTE

All photographs are taken with a wide angle lens.

### Directions

From the six ways crossing in Gorslas take the road to Cefneithin. Travel under the bridge and then turn left into Heol Cae Pown. Follow the road and the property can be found on the right hand side, identified by our For Sale board.

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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(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.