



## 7 Cae Coch, Drefach, Carmarthenshire, SA14 7AL

**Offers in the region of £385,000**

A delightful detached bungalow, nestled between Carmarthen and Llanelli, offering a perfect blend of comfort and convenience. Spanning an impressive 1,212 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space and is wheelchair friendly. The bungalow also features two modern bathrooms, ensuring ample facilities for all residents and guests.

One of the standout features of this property is the integral garage, providing secure parking and additional storage options. Furthermore, the bungalow offers side by side parking.

The location is particularly appealing, as it presents far-reaching views, and is within easy travelling distance of the beach being only 36 miles from Tenby and 18 miles from Llansteffan.

Do not miss the chance to make this lovely property your new home.

## Ground Floor

uPVC double glazed door to

## Entrance Door

with built in cupboard with downlight, radiator and tiled floor.

## Lounge

14'0" x 16'4" (4.29 x 5.00)



with 2 radiators, uPVC double glazed window to side and uPVC double glazed French doors to rear opening out onto fine views.

## Kitchen/ Diner

18'3" x 12'5" (5.57 x 3.79)



with a range of base and wall units, stainless steel one and a half bowl sink unit, mixer taps, 4 ring electric hob, extractor over, eye level built in oven, integrated dishwasher and fridge, built in wine cooler,

plinth lights, part tiled walls, tiled floor, down lights, radiator and uPVC double glazed window to rear.

## Bedroom 1

11'5" x 11'5" (3.48 x 3.49)



with built in cupboard, fitted wardrobes and cupboards, radiator, uPVC double glazed window to front and door to

## En Suite

3'9" x 8'11" (1.15 x 2.74)



with low level flush WC, vanity wash hand basin with cupboard, shower enclosure with mains shower, down lights, tiled floor, tiled walls, heated towel rail, extractor fan and uPVC double glazed window to side.

### Bedroom 2/ Office

10'5" x 12'4" (3.18 x 3.77)



with fitted dresser/ units, fitted wardrobe, radiator and uPVC double glazed window to side.

### Bedroom 3

8'10" x 9'11" (2.70 x 3.03)



with built in wardrobes, radiator and uPVC double glazed window to front.

### Bathroom

7'9" x 8'11" (2.37 x 2.73)



with low level flush WC, vanity wash hand basin with cupboard, panelled bath, shower enclosure with mains shower, tiled walls, tiled floor, extractor fan, heated towel rail, down lights and uPVC double glazed window to side.

### Utility

6'1" x 9'8" (1.86 x 2.97)



with base and wall units, stainless steel single drainer sink unit, plumbing for automatic washing machine, part tiled walls, tiled floor, radiator, uPVC double glazed door to rear and door to

### Integral Garage

17'1" x 9'9" (5.21 x 2.99)

with electric roller door, base and wall units,

power and light connected, free standing oiler boiler providing domestic hot water and central heating, space for tumble dryer, hatch to roof space and uPVC double glazed window to side.

The bungalow was built in 2018 and is under warranty until 2028.

## Outside



with far reaching views over a nature reserve and farmland, feature brick patio areas for seating space, lawned area, shed and store, tiered section towards rear of garden with rows of blue stone and shrubs and steps leading down to gravelled area, outside lights and tap and all round fence. Side brick driveway to garage, gated entrance either side to rear, lawned area with slabbed path down middle to covered front door.

## Services

with oil central heating, mains electricity and water.

## Council Tax

Band E.

## NOTE

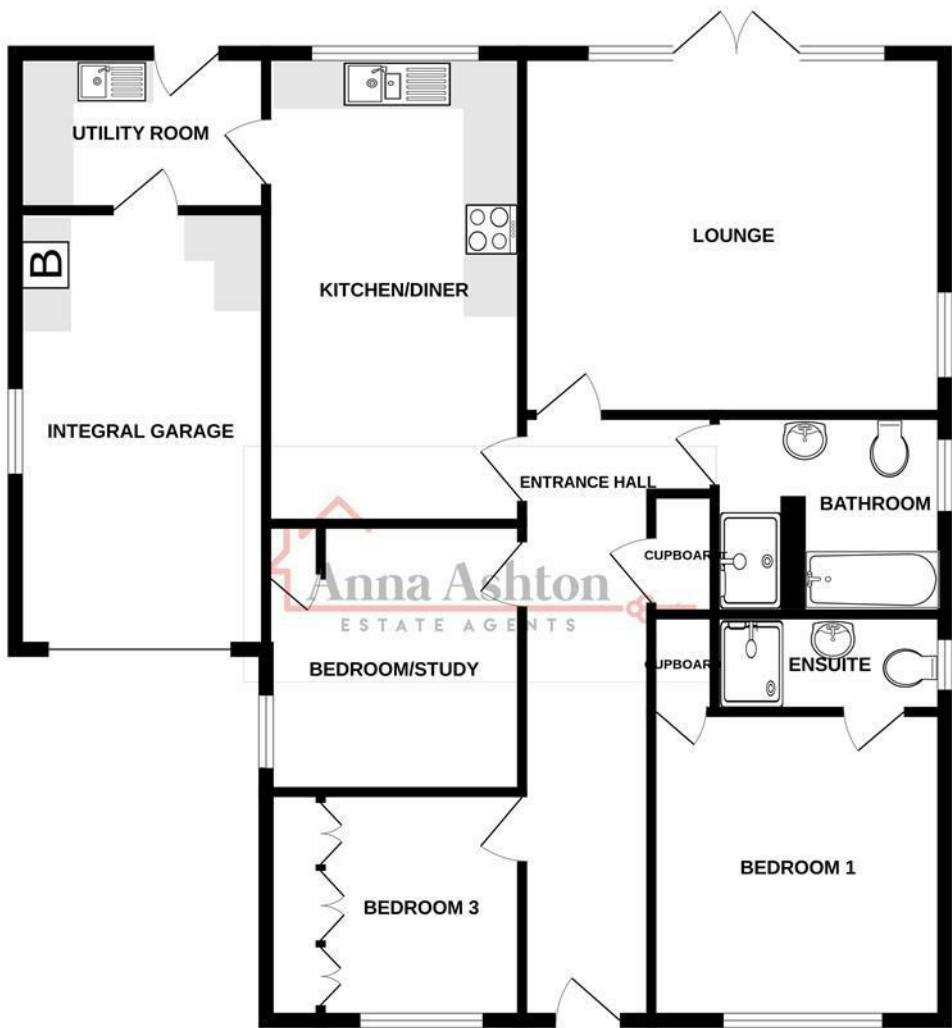
All photographs are taken with a wide angle lens.

## Directions

From the crossroads in the centre of Cross Hands, follow the Carmarthen Road followed by Heol Blaenhirwaun. Pass Drefach Primary school and take the first left onto Heol Tyisaf. Turn left and take the first exit on the roundabout to the B4310. Follow Heol Cwmmawr and take the fourth left turn into Cae Coch. The house can be found on the left hand side.

## Agents Note

GROUND 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC

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