



32 Heol Yr Ysgol, Cefneithin, Llanelli, SA14 7EA

Offers in the region of £125,000

A semi detached cottage in need of renovation set on a quiet road in the popular village of Cefneithin within easy access of the growing centre of Cross Hands and the A48/M4 motorway. Accommodation comprises entrance hall, lounge, sitting room, dining room, kitchen, downstairs shower room and 2 bedrooms. The property benefits from oil central heating, uPVC double glazing, off road parking for 3/4 cars, detached garage and enclosed area garden. Planning approved (PL/02852) - Granted October 2021 for two storey rear extension and flat roof to pitched roof for storage to the existing garage

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with under stairs cupboard.

Sitting Room

13'1" x 8'5" (4 x 2.59)



with radiator and uPVC double glazed window to front.

Lounge

12'10" x 13'8" (3.93 x 4.18)



with stairs to first floor, tiled fireplace, radiator, and uPVC double glazed window to front.

Dining Room

8'1" x 13'7" (2.48 x 4.15)



with tiled fireplace, 2 alcoves, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Kitchen

12'3" x 8'3" (3.75 x 2.53)



with range of fitted base and wall units, display cabinets, one and a half bowl sink unit with monobloc tap, electric cooker point with extractor over, tiled walls, laminate floor, radiator and uPVC double glazed window to side and rear.

Hall

5'8" x 2'8" (1.75 x 0.83)

with built in cupboard, laminate floor, textured ceiling and uPVC double glazed door to side.

Shower Room

7'8" x 6'8" (2.35 x 2.05)



with low level flush WC, pedestal wash hand basin, shower cubicle with electric shower, radiator, tiled walls, laminate floor, textured and coved ceiling and uPVC double glazed window to side.

First Floor

Landing

with built in cupboard.

Bedroom 1

10'6" x 11'2" (3.22 x 3.41)



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

Bedroom 2

13'0" x 8'1" (3.97 x 2.48)



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

Outside



with paved garden to front, side drive for 3/4 cars leading to detached garage with up and over door. Gated access to rear enclosed garden with lawned garden, store room, mature shrubs and trees.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band C

NOTE

All internal photographs are taken with a wide angle lens.

Directions

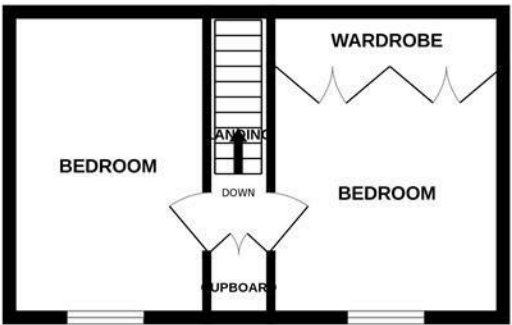
From the sixways crossing in Gorslas take the road signposted to Cefneithin. Travel for approximately 2 miles passing the Bro Gwendraeth school on the left, then turn right into Heol Yr Ysgol and continue up the

hill and around the bend and the property
can be found on the left hand side.

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			
(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 ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ 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 ₂ 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.