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12 Offices Across South Wales

**Bronwydd Thornhill Road
Cwmgwili
Llanelli
Carmarthenshire
SA14 6PT**

Price **£180,000**



- Three bedroom semi detached property
- Dining room, lounge
- Kitchen
- Bathroom
- Upvc glazing
- Oil fired central heating
- Garden room, storage shed
- Extensive garden
- Views to the surrounding countryside

General Description

We have the pleasure in offering for sale this three bedroom semi detached property in the village of Cwmgwili, close to local amenities and approximately 4 miles from Ammanford town centre and its amenities.

EPC Rating: E53

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@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.

Thornhill Road, Cwmgwili, Llanelli, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom semi detached property in the village of Cwmgwili, close to local amenities and approximately 4 miles from Ammanford town centre and its amenities including banking, primary schools, secondary schools, shops, restaurants, public houses, leisure centre, places of worship, railway station, bus station and approximately 2.7 miles from junction 49 M4.

The accommodation briefly comprises front porch, dining room, lounge, kitchen, bathroom and three bedrooms.

The property benefits from upvc glazing, oil fired central heating, garden room, storage shed and an extensive garden with views to the surrounding countryside.

Front Porch (16' 9" x 3' 3") or (5.11m x 1.0m)

Upvc glazed door to side, upvc glazed windows surround, polycarbonate roof.

Dining Room (16' 3" Max x 8' 8") or (4.95m Max x 2.65m)

Upvc glazed door to front, two upvc glazed windows to front, radiator, stairs to first floor, telephone point, TV point, battery smoke alarm.

Lounge (16' 2" x 9' 11") or (4.94m x 3.02m)

Upvc glazed window to rear, two radiators.

Kitchen (11' 4" x 8' 8") or (3.46m x 2.65m)

Upvc glazed door to side, upvc glazed window to side, radiator, fitted wall and base units, work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, integrated oven, hob with extractor fan over, plumbing for automatic washing machine, battery smoke alarm, Worcester oil fired boiler controlling domestic hot water and central heating.

Bedroom 3 (8' 4" x 6' 9") or (2.53m x 2.06m)

Upvc glazed window to side, radiator, hatch to roof space, extractor fan.

Landing

Hatch to roof space, battery smoke alarm, storage cupboard with part tiled walls and housing a radiator.

Thornhill Road, Cwmgwili, Llanelli, Carmarthenshire.

Bedroom 1 (16' 4" Max x 10' 2" Max) or (4.99m Max x 3.10m Max)

Two upvc glazed windows to front, radiator, TV point.

Shower Room (10' 0" x 9' 1") or (3.05m x 2.77m)

Upvc glazed window to rear, tiled walls, towel radiator, wash hand basin in unit, close coupled WC, shower cubicle with shower head and attachment, extractor fan.

Bedroom 2 (11' 5" x 8' 9") or (3.48m x 2.67m)

Upvc glazed window to rear, radiator.

Outside

Gravelled area to front.

Footpath to side, leading to side patio area.

Oil Tank.

Patio area leading on to a decked seating area to rear. Steps to lawned area with footpath leading to gravelled area housing a summer house. Steps to further lawned area housing a storage shed.

Garden room

Electricity.

Broadband and Mobile phone

There is Superfast broadband available in the area.

There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

C

Directions

Leave Ammanford on Wind Street and continue to the village of Tycroes turning right down Hendre Road. Proceed along Hendre Road to Capel Hendre crossroads taking a left towards Cwmgwili. Proceed along Lotwen Road and into the village of Cwmgwili. Take a right onto Thornhill Road and the property is found on the left hand side on the junction.

