



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

**Bwthyn y Maes
Drefach
Llanelli
Carmarthenshire.
SA14 7BB**

Price £450,000



- Four bed detached house
- Lounge, living area
- Kitchen, dining area
- Bathroom, WC, en-suite
- Upvc glazing
- Rear garden
- Driveway for ample parking
- Garage

General Description

We have the pleasure in offering for sale this four bedroom detached family in the village of Drefach, close to local amenities including public houses/ restaurants, shop, primary school and close proximity to the A48 ideal for commuters. The property lies approximately 9 miles from Carmarthen town centre its amenities.

EPC Rating: C76

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.

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

Drefach, Llanelli, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this four bedroom detached house in the village of Drefach, close to local amenities including public houses/restaurants, shop, primary school, secondary school and close proximity to the A48 ideal for commuters. The property lies approximately 8 1/2 miles from Ammanford town centre and its amenities including banking, places of worship, shops, public houses, restaurants, leisure centre, bus station and railway station. The property is approximately 9 miles from Carmarthen and its wider available amenities and approximately 3 miles from Cross Hands and its amenities.

The accommodation briefly comprises hallway, lounge, kitchen/diner/living area, utility, WC, landing, bathroom and four bedrooms one with an en-suite.

The property benefits from, Upvc glazing, gas fired central heating, rear, garden, off road parking, garage

Composite door to:

Hallway

Radiator, coved ceiling, laminate flooring, four down lights, two sprinkler points, hard wired smoke alarm, under stair storage, stairs to first floor.

Lounge (16' 8" x 9' 7") or (5.07m x 2.93m)

Upvc glazed window to front, coved ceiling, two sprinkler points, electric fire, tv point.

Kitchen / Dining / Living Room

Kitchen/Diner Area (19' 8" x 11' 4") or (6.00m x 3.45m)

Upvc glazed window to rear, radiator, coved ceiling, eight down lights, 2 sprinkler points, hard wired smoke alarm, laminate flooring, fitted wall and base units, work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, electric hob with extractor fan above, integrated oven, integrated microwave, integrated dishwasher.

Living Area (10' 2" x 10' 2") or (3.11m x 3.11m)

Upvc glazed patio doors to rear, upvc glazed windows to both sides, radiator, sprinkler point, laminate flooring, tv point.

Utility (7' 9" x 6' 3") or (2.36m x 1.90m)

Upvc glazed door to rear, radiator, coved ceiling, sprinkler point, laminate floor, fitted wall units housing Worcester gas fired boiler controlling domestic hot water and central heating, work surface, plumbing for automatic washing machine.

W.C. (7' 2" x 3' 3") or (2.19m x 1.00m)

Upvc glazed window to side, laminate flooring, radiator, close coupled Wc, vanity wash hand basin.

Landing

Upvc glazed window to front, radiator, coved ceiling, two sprinkler points, hard wired smoke alarm, airing cupboard housing hot water tank and slatted shelving.

Bedroom 4 (10' 7" x 10' 10" Max) or (3.22m x 2.99m Max)

Upvc glazed window to rear, radiator, coved ceiling, sprinkler point.

Bathroom (7' 6" x 6' 6") or (2.28m x 1.98m)

Upvc glazed window to rear, towel radiator, four down lights, sprinkler point, laminate floor, bath, close coupled Wc, vanity wash basin, quadrant shower, extractor fan.

Bedroom 1 (12' 11" x 10' 5") or (3.93m x 3.18m)

Upvc glazed window to rear, radiator, coved ceiling, two sprinkler points, tv point.

En-Suite (7' 9" x 3' 10") or (2.37m x 1.16m)

Upvc glazed window to side, towel radiator, two down lights, laminate flooring, close coupled Wc, double shower, wash hand basin, extractor fan.

Bedroom 3 (10' 5" x 10' 4") or (3.18m x 3.16m)

Upvc glazed window to front, radiator, coved ceiling, sprinkler point.

Bedroom 2 (12' 6" x 9' 9") or (3.81m x 2.98m)

Upvc glazed window to front, radiator, coved ceiling, sprinkler point, tv point.

Garage (19' 4" x 9' 7") or (5.89m x 2.92m)

Up and over door to front, radiator, electricity, telephone point.

Outside

Shared driveway to front leading to parking area for ample parking. Separate parking area in front of the property.

Side pedestrian access.

A balcony patio area to rear over looking the surrounding views and steps leading to a lawned area

Broadband and Mobile phone

There is Superfast broadband in this area.

There is mobile coverage in this area.

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

Freehold

Council Tax

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Directions

The property is found by proceeding from Cross Hands square on Carmarthen Road to pass through Cefneithin village and into the village of Drefach. Continue through Drefach passing the Nisa Local garage and Drefach cricket club, where the property can be found shortly after on the left hand side.

