

**Chartered Surveyor, Valuers,  
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**17 Bro Eithin  
Cefneithin  
Llanelli  
Carmarthenshire  
SA14 7AZ**

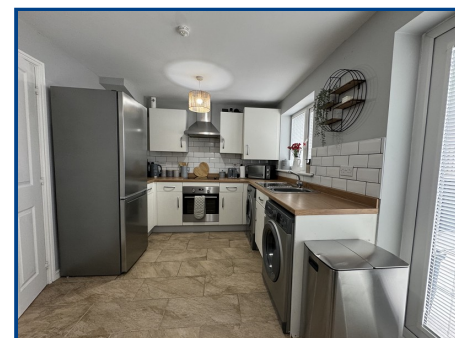
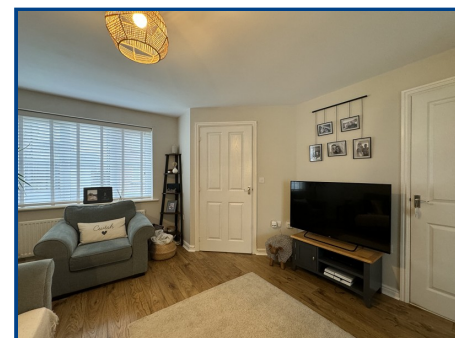
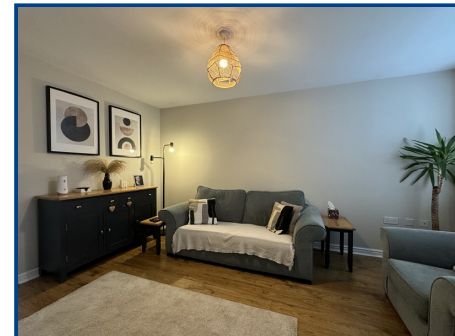
**Price £225,000**



- Three bedroom semi detached home
- Lounge, Kitchen/ Diner
- Bathroom, En suite, WC
- Upvc glazing
- Gas fired central heating
- Rear garden
- Driveway for ample parking
- Ideal commuting links to the M4 and the A48
- Internal viewing is highly recommended

### General Description

We have the pleasure in offering for sale this 3 bedroom semi detached home located on an estate of similar properties in the village of Cefneithin, within close proximity of the local amenities including a primary school and is within walking distance to the Cross Hands Retail Enterprise with further amenities.



**EPC Rating: B83**

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](mailto:surveys@ctf-uk.com).

**Tel: 01269 591 884**

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**Web: [www.ctf-uk.com](http://www.ctf-uk.com)**



Bro Eithin, Cefneithin, Llanelli.

Property Description

We have the pleasure in offering for sale this 3 bedroom semi detached home located on an estate of similar properties in the village of Cefneithin, within close proximity of the local amenities including a primary school and is within walking distance to the Cross Hands Retail Enterprise with further amenities. The property neighbours the secondary school Ysgol Maes Y Gwendraeth and had accessible links to the M4 and A48. The property is approximately 6 miles from Ammanford town centre, approximately 1 mile from Cross Hands centre and approximately 11 miles from Carmarthen town and their further amenities.

The accommodation briefly comprises hallway, WC, lounge, kitchen/diner, landing, bathroom and three bedrooms, one with an en suite.

The property benefits from upvc glazing, gas fired central heating, rear garden and a driveway for ample parking.

Upvc glazed door to

Hallway

Radiator, laminate flooring, stairs to first floor, telephone point.

W.C.

Upvc glazed window to front, radiator, tiled floor, close coupled WC, pedestal wash hand basin with tiled splash back.

Lounge (14' 4" Max x 11' 11" Max) or (4.37m Max x 3.62m Max)

Upvc glazed window to front, radiator, laminate flooring, two tv points, two telephone points, under stair storage.

Kitchen/Dining Room (15' 1" x 8' 11") or (4.61m x 2.71m)

Upvc glazed patio doors to rear, upvc glazed window to rear, radiator, tiled floor, fitted wall and base units, work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, tiled splash back, oven point, electric hob with extractor fan over, plumbing for automatic washing machine, Ideal gas fired boiler controlling domestic hot water and central heating.

Landing

Hatch to roof space, hard wired smoke alarm, storage cupboard.

Bedroom 3 (7' 7" x 5' 11") or (2.31m x 1.80m)

Upvc glazed window to rear, radiator.

Bedroom 2 (9' 2" x 7' 7") or (2.80m x 2.32m)

Upvc glazed window to rear, radiator.

Bathroom (6' 2" x 5' 11") or (1.89m x 1.81m)

Upvc lazed window to side, towel radiator, four down lights, extractor fan, part tiled walls, close coupled WC, pedestal wash hand basin, bath with shower over.

Master Bedroom (11' 11" x 9' 6") or (3.63m x 2.90m)

Upvc glazed window to front, radiator, storage cupboard.

En Suite (6' 5" Max x 5' 3" Max) or (1.95m Max x 1.60m Max)

Upvc glazed window to front, radiator, extractor fan, close coupled WC, pedestal wash hand basin, shower cubicle.

Outside

Step to front door.

Driveway to side with gate leading to rear garden.

Step down into enclosed patio and artificial lawn area to rear.

Agents Note

There is an annual service charge of approximately £150.

Broadband and Mobile phone

There is Ultrafast broadband available in the area. There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C

Directions

Leave Cross Hands roundabout on Llandeilo Road. Once at the traffic lights, turn right onto Spine Road. Proceed along Spine Road, taking a left into Bro Eithin estate where the property can be found directly ahead.

