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12 Offices Across South Wales

**76 Heol Cae Pownd
Cefneithin
Llanelli
SA14 7BZ**

Price **£290,000**



- Three bedroom detached house
- Kitchen/ diner, utility room
- Lounge
- Bathroom, en suite, WC
- Upvc glazing
- Gas fired central heating
- Garden
- Driveway, garage
- 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 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.

Tel: **01269 591 884**

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

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

Heol Cae Pownd, Cefneithin, Llanelli.

Property Description

We have the pleasure in offering for sale this 3 bedroom 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 and its 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, kitchen/diner, utility room, WC, lounge, landing, bathroom and three bedrooms, one with an en suite.

The property benefits from upvc glazing, gas fired central heating, garden, driveway and a garage.

Upvc glazed door to

Hallway

Radiator, laminate flooring, hard wired smoke alarm.

Kitchen/Diner (18' 6" x 9' 5") or (5.64m x 2.86m)

Upvc glazed windows to front and side, two radiators, fitted wall and base units, work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, oven point, electric hob with extractor fan over and tiled splash back, plumbing for dishwasher, storage cupboard.

Utility Room (6' 3" x 5' 2") or (1.90m x 1.58m)

Upvc glazed door to rear, fitted base unit, work surface, plumbing for automatic washing machine, IDEAL gas fired boiler controlling domestic hot water and central heating.

W.C. (4' 9" x 2' 11") or (1.44m x 0.89m)

Radiator, close coupled WC, pedestal wash hand basin, extractor fan.

Lounge (18' 6" x 10' 3") or (5.64m x 3.13m)

Upvc glazed patio doors to side, upvc glazed window to front, two radiators.

Landing

Upvc glazed window to rear, radiator, storage cupboard, hatch to roof space, hard wired smoke alarm.

Bedroom 1 (18' 6" Max x 10' 4" Max) or (5.63m Max x 3.16m Max)

Upvc glazed windows to front and side, two radiators.

En Suite (7' 2" x 3' 11") or (2.19m x 1.20m)

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

Bedroom 3 (9' 2" x 7' 7") or (2.80m x 2.32m)

Upvc glazed window to side, radiator.

Bedroom 2 (10' 7" x 9' 2" Max) or (3.23m x 2.80m Max)

Two upvc glazed windows to front and side, radiator.

Bathroom (7' 2" x 6' 2") or (2.19m x 1.89m)

Upvc glazed window to side, towel radiator, part tiled walls, close coupled WC, pedestal wash hand basin, bath, extractor fan.

Outside

Parking space leading to garage. Lawned area and mature shrubs to front, with footpaths to front door and garden access. Patio seating area leading to lawned area and footpath for rear access.

Garage

Up and over door to front.

Tesla charging point.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Directions

Leave Cross Hands roundabout on Llandeilo Road. Once at the traffic lights, turn right onto Spine Road. Proceed along Spine Road, taking a right into Heol Cae Pownd where the property can be found on the right hand side.

