



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

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

**Price £219,950**



- Three bedroom end of terrace house
- Lounge, kitchen/ dining room
- Bathroom, WC, en-suite
- Upvc glazing
- Gas fired central heating
- Garden
- Driveway



**EPC Rating: B83**

### General Description

We have the pleasure in offering for sale this 3 bedroom end of terrace 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.

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**

**Email: [ammanford@ctf-uk.com](mailto:ammanford@ctf-uk.com)**

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



## Heol Cae Pownd, Cefneithin, Llanelli.

### Property Description

We have the pleasure in offering for sale this 3 bedroom end of terrace 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 entrance hallway, WC, living room, kitchen/diner, landing, family bathroom and three bedrooms, one with an en suite.

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

**Upvc glazed door to**

### Hallway

Radiator, hard wired smoke alarm, sprinkler, stairs to first floor.

### W.C. (5' 5" x 3' 1") or (1.66m x 0.93m)

Upvc glazed window to front, radiator, close coupled WC, pedestal wash hand basin.

### Lounge (14' 10" x 11' 10") or (4.53m x 3.61m)

Upvc glazed window to front, radiator, hard wired smoke alarm, sprinkler, under stair storage, TV point.

### Kitchen/ dining room (15' 3" x 8' 11") or (4.64m x 2.71m)

Upvc glazed window to rear, upvc glazed patio doors to rear, radiator, part panelled wall, fitted wall and base units, work surface, 1 1/2 half bowl stainless steel sink unit, gas hob, oven point, plumbing for automatic washing machine, hard wired smoke alarm, sprinkler, IDEAL gas fired boiler controlling domestic hot water and central heating.

### Landing

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

## Heol Cae Pownd, Cefneithin, Llanelli.

### Bedroom 3 (7' 7" x 3' 10") or (2.32m x 1.17m)

Upvc glazed window to rear, radiator, hard wired smoke alarm, sprinkler.

### Bedroom 2 (9' 2" x 7' 8") or (2.80m x 2.33m)

Upvc glazed window to rear, radiator, hard wired smoke alarm, sprinkler.

### Bathroom (5' 11" x 5' 7") or (1.80m x 1.71m)

Radiator, part tiled walls, close coupled WC, pedestal wash hand basin, bath, extractor fan.

### Bedroom 1 (11' 10" Max x 9' 6" Max) or (3.61m Max x 2.89m Max)

Upvc glazed window to front, radiator, hard wired smoke alarm, sprinkler, built in storage.

### En Suite (6' 0" x 5' 5") or (1.84m x 1.64m)

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

### Outside

Driveway to front with space for two vehicles.

Side pedestrian access to rear garden.

Patio area to rear with surrounding flower beds.

### 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

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### 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. Take the second left and continue along where the property can be found on the right hand side.

