



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



**Bron Yr Ynn
Drefach
Llanelli
Carmarthenshire.**

Offers In Region Of **£125,000**



- Conveniently Positioned Semi Detached 2 Bedroom House
- Ideally Suited for 1st Time buyer Or Investment
- Popular Village Location With Basic Amenities
- Requires Modernisation Works & Potential
- Ent Hall, Living Room, Study, 2 Baths, Kitchen, 2 Beds
- Car Parking Driveway & Mature Gardens
- Enclosed Rear Garden & Fish Pond And Shrubbery
- Useful Garden Shed/Workshop & Potting Shed
- Easily Accessible to Llanelli/Carmarthen & M4 Link

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

EPC Rating: D64

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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.

General Description

**** IDEAL FIRST TIME BUY/INVESTMENT ****

A conveniently positioned semi detached 2 bedroom, 2 bathroom house located within the village of Drefach, conveniently located close to local amenities and within easy access of Cross Hands, Carmarthen, Llanelli and the M4/ A48 road links. The property does require some modernisation works with potential for downstairs 3rd bedroom (STC). There is a car parking driveway with front and rear mature gardens and useful garden shed/workshop.

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Bron Yr Ynn, Drefach, Llanelli, Carmarthenshire.

Property Description

Ideally suited for the first time buyer or investment purposes, being an ideal opportunity to acquire a 2 bedroom ex council authority house offering great potential, located on cul de sac estate of similar properties within the popular village of Drefach, offering all the usual basic amenities.

The accommodation which requires some modernisation works benefits from double glazing and oil fired central heating and provides entrance hall, spacious living room, reception room/study, kitchen, first floor provides 2 bedrooms bathroom and separate WC.

Outside there is a car parking driveway with good sized rear mature lawned garden with bushes, shrubbery, small patio area, ornamental fish pond and useful garden shed/workshop.

Situated in a peaceful neighbourhood, the property is within easy reach of local amenities and transport links. The surrounding area offers a variety of parks and recreational facilities, making it an excellent choice for those who enjoy outdoor activities. The town of Cross Hands is only 2.5 miles away with good shopping amenities and the M4 connection giving easy access to both Swansea and Cardiff. The popular town of Carmarthen is approx. 10 miles away again offering a good range of amenities and facilities.

Entrance Hall

Double glazed front entrance door, stairs to first floor, radiator, doors to:

Reception Room/Study (8' 08" x 7' 09") or (2.64m x 2.36m)

Radiator, window to side, potential as third bedroom.

Kitchen (11' 01" Min x 8' 0") or (3.38m Min x 2.44m)

Fitted range of base cupboards with work top surfaces over, single drainer sink unit with mixer tap, plumbing for washing machine, cooker space, oil fired boiler (not tested), radiator, window to rear, double glazed rear entrance door. door to walk in pantry with fitted shelving and fridge space, built in under stair cupboard, door to

Living Room (17' 01" x 10' 06") or (5.21m x 3.20m)

Tiled fireplace with solid fuel stove (not tested), double aspect windows, 2 radiators.

First Floor Landing

Access to loft space, window to rear, doors to:

Bedroom 1 (17' 01" x 10' 07") or (5.21m x 3.23m)

Double aspect windows, 2 radiators, tiled fireplace.

Bedroom 2 (10' 10" x 9' 10") or (3.30m x 3.00m)

Window to front, radiator, built in over stair hanging space.

Bathroom (6' 11" x 5' 08") or (2.11m x 1.73m)

Comprising bath, wash hand basin, built in airing cupboard, radiator, window to side.

Separate WC

With WC, radiator, window to rear.

Bron Yr Ynn, Drefach, Llanelli, Carmarthenshire.

Outside

The property benefits from a sloping car parking driveway, with small walled in lawn front garden, pathway to side leading to rear garden with lawned area, shrubbery and bushes, small paved patio to relax, attractive ornamental fish pond with useful garden shed/workshop at rear of corrugated iron construction with concrete floor. Potting shed and log store.

Broadband and Mobile phone

Mobile phone signal deemed to be good in the area. Broadband is available in vicinity. Please contact your mobile provider for further information.

Services

Mains electricity, mains water, mains drainage, oil fired central heating.

Tenure

Freehold

Council Tax

B

Directions

From Carmarthen take the main A48 Carriageway towards Cross Hands and proceed on for approx 6 miles passing the Oil 4 Wales depot on your left, and take the next main right turning signposted Llanddarog. Cross over the carriageway and proceed on through the villages of Llanddarog and Porthyrhyd until arriving at Dre Fach. Once passing the filling station take a right turning at the junction signposted Gwendraeth school and continue along for approx 0.3 mile where the entrance leading into Bron Yr Ynn can be found further along on the right. Turn in and bear right and the property will be found immediately in front at the bottom.

