



**124 Heol Cae Pwnd, Cefneithin, Llanelli, SA14 7BZ**

**Offers in the region of £259,950**

A modern detached house set in a convenient location within easy travelling distance of the A48 and the centre of Cross Hands.

Accommodation comprises vestibule, lounge, downstairs WC, kitchen/diner, 3 bedrooms one with ensuite and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, garage and enclosed rear garden.

## Ground Floor

### Vestibule

With radiator

### Lounge

15'6" x 10'3" (4.74 x 3.13)



with radiator and uPVC double glazed window to front

### Kitchen/Diner

7'1" x 18'9" (2.17 x 5.73 )



with base and wall units, one and a half bowl sink unit with monobloc taps, 4 ring gas hob with extractor over and oven under, plumbing for automatic washing machine, plumbing for automatic dishwasher, radiator under the stairs storage and uPVC double glazed window to rear and door

## Downstairs WC

2'11" x 6'5" (0.89 x 1.97 )



with low level flush WC, vanity wash hand basin, extractor fan and radiator

## First Floor

### Landing

with hatch to roof space, radiator, storage cupboard and uPVC double glazed window to side

### Bedroom 1

9'1" x 5'2" (2.77 x 1.60 )



with radiator and three uPVC double glazed windows to front

### Ensuite

7'3" x 5'2" (2.22 x 1.60)



with low level flush WC, pedestal wash hand basin, shower enclosure with mains shower, part tiled walls, radiator, extractor fan and uPVC double glazed window to side

### Bedroom 2

10'9" x 8'9" (3.28 x 2.67 )



with radiator and uPVC double glazed window to rear

### Bedroom 3

7'1" x 9'9" (2.17 x 2.98 )



with radiator and uPVC double glazed window to rear

### Bathroom

6'10" x 8'7" (red to 6'3") (2.09 x 2.64 (red to 1.91))



With low level flush WC, pedestal wash hand basin with cupboard under, panelled bath, part tiled walls, extractor fan, radiator and uPVC double glazed window to side

### Garage

17'0", 8'0" (5.20, 2.45)

with an up and over door

### Outside

with parking for two cars to front and lawned area. Paved side access to enclosed rear garden with lawned area.

## **Material Information**

### UTILITIES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Gas central heating

Broad Band Speed: Download 900 Mbps,

Upload 110 Mbps

Mobile coverage: EE 75%, three 73%,

Vodafone 68%, O2 57%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk:Flooding from rivers- Very low

risk, Flooding for small watercourses and

surface water- Very low risk

Rights and Easements:

Restrictions:

## **Council Tax**

Band D

## **NOTE**

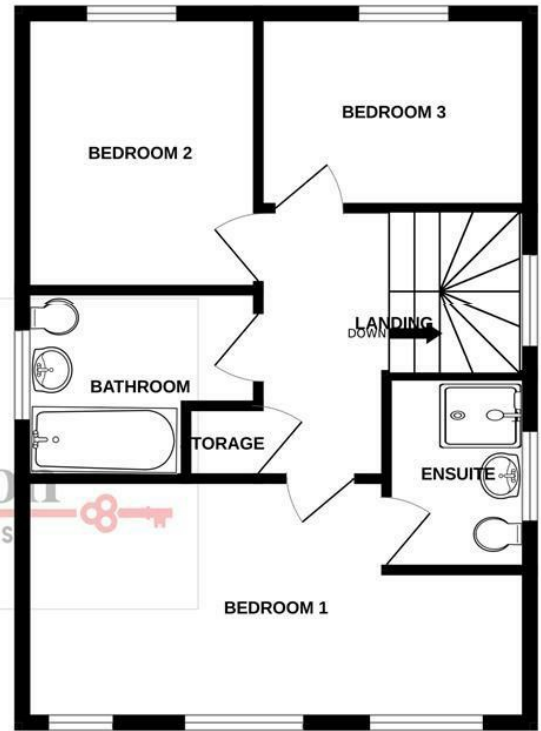
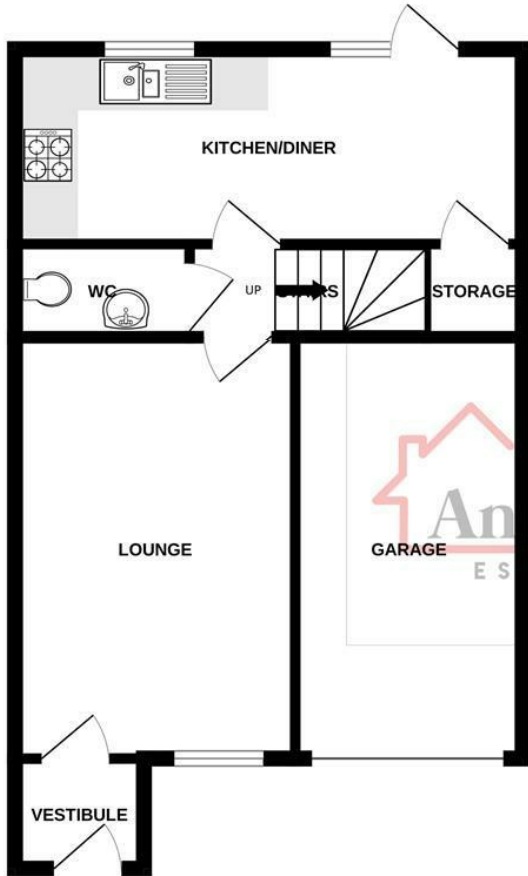
All internal photographs are taken with a wide angle lens.

## **Directions**

From the six ways crossing in Gorslas take the road to Cefneithin. Travel under the bridge and then turn left into Heol Cae Pwnd. Take the second right and the property can be found on the left hand side identified by our For Sale board.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.