



19 Heol Y Gigfran, Cefneithin, Llanelli, SA14 7GA

Offers in the region of £250,000

A modern detached house set in the popular village of Cefneithin within walking distance of Maes Y Gwendraeth comprehensive school and within easy access of the growing centre of Cross Hands and the A48/M4 motorway. Accommodation comprises entrance hall, WC, lounge, open plan kitchen living, 3 bedrooms, one with ensuite and a bathroom. The property benefits from an air source heat pump, uPVC double glazing, off road parking and enclosed rear garden.

Ground Floor

Entrance Hall

with stairs to first floor

Lounge

19'1" x 11'3" (5.83 x 3.43)



with under the stairs cupboard, underfloor heating and uPVC double glazed patio doors to rear

WC

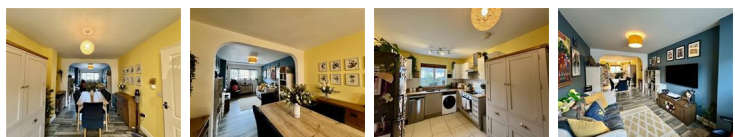
5'1" x 3'0" (1.55 x 0.92)



with low level flush WC, pedestal wash hand basin, tiled floor and uPVC double glazed to the front

Open plan Kitchen living

29'6"/305'1" x 9'9" (9/93 x 2.98)



with base and wall units, stainless steel one and a half bowl sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, plumbing for automatic washing

machine, plumbing for automatic dish washer, part tiled walls, part tiled floor underfloor heating and uPVC double glazed window to rear and front

First Floor

Landing

with hatch to roof space, radiator and cupboard for water tank

Bedroom 1

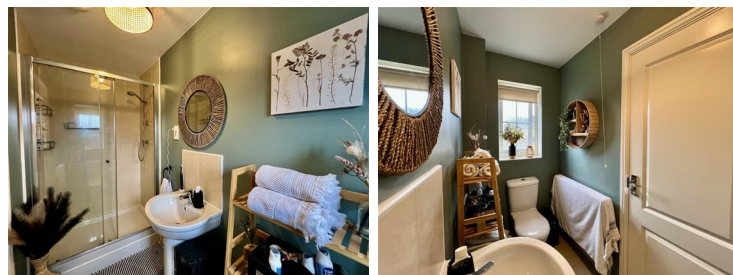
9'10" x 13'10" (3.00 x 4.23)



with radiator, built in cupboard and two uPVC double glazed windows to front

Ensuite

9'9" x 3'11" (2.99 x 1.20)



with low level flush WC, pedestal wash hand basin, shower cubicle with mains shower, tiled floor, shaver point, radiator, extractor fan and uPVC double glazed window to front

Bedroom 2

10'11" x 8'9" (3.34 x 2.68)



with radiator, built in wardrobe and uPVC double glazed window to rear

Bedroom 3

10'11" x 10'7" (3.33 x 3.23)



with radiator and uPVC double glazed window to rear

Bathroom

6'9" x 6'3" (2.08 x 1.93)



with low level flush WC, pedestal wash and basin, panelled bath, part tiled walls, tiled floor, extractor fan, shaver point and radiator

Outside



with off road parking for two cars to front, shared side access to enclosed rear garden, paved area and lawned area

Material Information

UTILITIES:

Electricity Supply: Mains

Water Supply: Mains - meter

Sewerage: Mains

Heating: Air Source Heat Pump

Broad Band Speed: Download: 1800mbps

Upload: 220mbps

Mobile coverage: Vodafone: 68% EE:75%

3: 73% o2: 57%

Residents Management Company approximately £350 per year.

Garage conversion completed 2019, no building regulations obtained.

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects

Rights and Easements:

Restrictions:

NOTE

All internal photographs are taken with a wide angle lens.

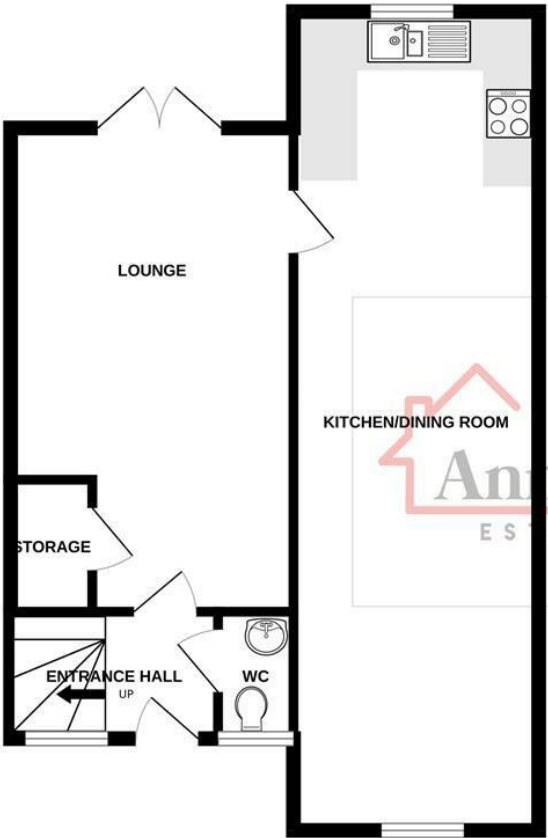
Council Tax

Band D

Directions

From the sixways crossing in Gorslas take the road signposted to Cefneithin. Travel for approximately 2 miles passing the Maes Y Gwendraeth school on the left, take the fourth left hand turn into Heol Y Gigfran and the property can be found on your left identified by our For Sale board.

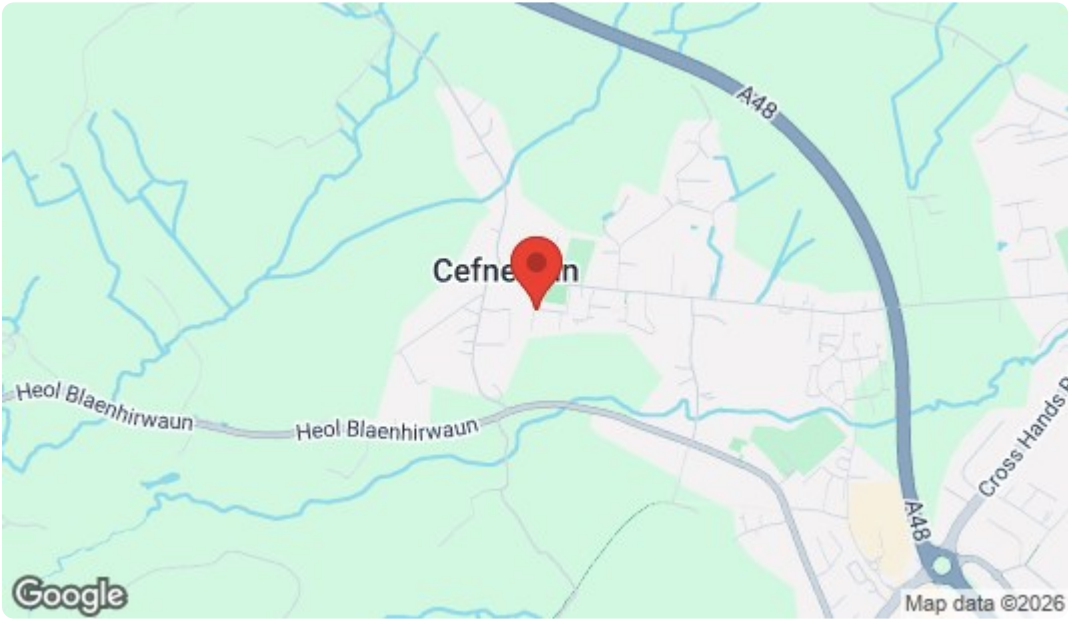
GROUND FLOOR



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		82
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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