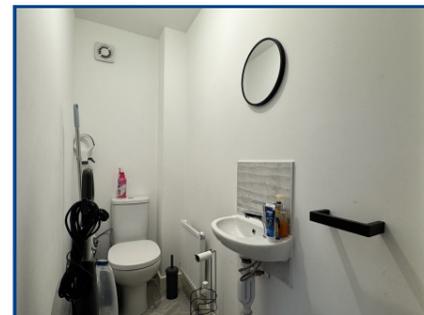




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**126 Heol Cae Pownd
Cefneithin
Llanelli SA14 7BZ.**

Offers In Region Of **£275,000**



- Three bedroom detached property
- Living room, kitchen/ dining room
- Bathroom, WC & en-suite
- Upvc glazing
- Gas fired central heating
- Garden
- Garage
- Driveway

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.

EPC Rating: B82

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 entrance hall, living room, hallway, WC, kitchen/diner, landing, family bathroom and three bedrooms, one with an en suite.

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

Entrance Hall

Radiator, down light, sprinkler point.

Living Room (10' 4" x 10' 4") or (3.15m x 3.14m)

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

Hallway

Stairs to first floor, hard wired smoke alarm, sprinkler point.

W.C. (6' 6" x 2' 11") or (1.98m x 0.90m)

Radiator, WC, wash hand basin, extractor fan.

Kitchen/ dining room (18' 10" x 8' 2" Max) or (5.73m x 2.49m Max)

Upvc glazed door to rear, upvc glazed window to rear, radiator, fitted wall and base units, work surface, 1 1/2 bowl sink unit with mixer tap, electric oven, electric hob with extractor fan over, plumbing for automatic washing machine, hard wired smoke alarm, two sprinkler points, under stair storage housing sprinkler system, IDEAL gas boiler controlling domestic hot water and central heating.

Landing

Upvc glazed window to side, radiator, four down lights, hard wired smoke alarm, hatch to roof space, airing cupboard.

Bedroom 1 (16' 10" x 9' 0") or (5.13m x 2.74m)

Three upvc glazed windows to front, radiator, five down lights, hard wired smoke alarm, two sprinkler points.

En Suite (7' 4" Max x 5' 2") or (2.24m Max x 1.57m)

Upvc glazed window to side, towel radiator, three down lights, close coupled WC, pedestal wash hand basin, shower cubicle, extractor fan.

Family Bathroom (8' 8" x 6' 11") or (2.65m x 2.11m)

Upvc glazed window to side, towel radiator, four down lights, part tiled walls, close coupled WC, pedestal wash hand basin, bath with mixer tap.

Bedroom 2 (10' 10" x 8' 9") or (3.31m x 2.66m)

Upvc glazed window to rear, radiator, four down lights, hard wired smoke alarm, sprinkler point.

Bedroom 3 (9' 10" x 7' 3") or (3.00m x 2.21m)

Upvc glazed window to rear, radiator, four down lights, hard wired smoke alarm, sprinkler point.

Outside

Driveway to front.

Garage.

Side access to rear garden.

Patio area to rear, leading to lawned area.

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

D

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.

