



**Cefn Heulog Drefach
Llanelli
Carmarthenshire
SA14 7BB**

Price **£450,000**



- Three bedroom detached house
- Lounge, reception room/ bedroom 4, study
- Kitchen/ dining room, utility room
- Family bathroom, wet room, ensuite
- Upvc glazing
- LPG fired central heating
- Rear garden, garden room
- Driveway for ample parking



EPC Rating: C76

General Description

We have the pleasure in offering for sale this three bedroom detached house in the village of Drefach, close to local amenities including public houses/ restaurants, shop, primary school, secondary school and close proximity to the A48 ideal for commuters. The property lies approximately 8 1/2 miles from Ammanford town centre and its amenities.

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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Professional Services

Our 12 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.

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As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Drefach, Llanelli, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom detached house in the village of Drefach, close to local amenities including public houses/restaurants, shop, primary school, secondary school and close proximity to the A48 ideal for commuters. The property lies approximately 8 1/2 miles from Ammanford town centre and its amenities including shops, places of worship, public houses, restaurants, leisure centre, bus station and railway station. The property is approximately 9 miles from Carmarthen and its wider available amenities and approximately 3 miles from Cross Hands Retail Enterprise with further amenities.

The accommodation briefly comprises hallway, lounge, reception room/ bedroom 4, study, kitchen/dining room, utility, wetroom, landing, family bathroom and three bedrooms one with an en-suite & dressing room.

The property benefits from Upvc glazing, LPG fired central heating, rear garden, garden room and ample off road parking. The property is also equipped with external CCTV offering enhanced reassurance.

Upvc glazed door to

Hallway

Radiator, coved ceiling, five down lights, sprinkler point, hard wired smoke alarm, tiled floor.

Lounge (16' 9" x 10' 5") or (5.11m x 3.18m)

Upvc glazed window to front, radiator, coved ceiling, sprinkler points, wall lights, laminate flooring, bespoke electric fireplace, TV point, telephone point.

Reception room/ bedroom 4 (15' 1" x 9' 7") or (4.60m x 2.92m)

Upvc glazed window to front, radiator, coved ceiling, sprinkler points, laminate flooring, TV point.

Study (9' 7" x 4' 11") or (2.93m x 1.51m)

Upvc glazed window to side, radiator, coved ceiling, sprinkler point, laminate flooring.

Kitchen/ dining room (19' 11" x 12' 2") or (6.08m x 3.71m)

Upvc glazed French doors to rear, Upvc glazed window to rear, radiator, coved ceiling, eight down lights, sprinkler points, hard wired smoke alarm, tiled floor, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl seamless sink unit with mixer tap, integrated oven, electric induction hob with extractor fan over.

Utility Room (6' 10" x 6' 9") or (2.09m x 2.07m)

Upvc glazed door to rear, radiator, coved ceiling, sprinkler point, part tiled walls, tiled floor, fitted base unit, plumbing for automatic washing machine, extractor fan, Worcester LPG fired boiler controlling domestic hot water and central heating.

Ground floor wetroom (6' 9" x 4' 9") or (2.07m x 1.46m)

Upvc glazed window to side, towel radiator, part tiled walls, part Respatex walls, shower point, close coupled WC, wash hand basin in unit, extractor fan.

Landing

Upvc glazed window to front, radiator, coved ceiling, sprinkler points, hard wired smoke alarm, hatch to roof space with ladder attached, airing cupboard housing slatted shelving and radiator.

Family Bathroom (9' 5" x 6' 3") or (2.86m x 1.91m)

Upvc glazed window to rear, towel radiator, four down lights, extractor fan, tiled walls, tiled floor, shower cubicle, bath, close coupled WC, wash hand basin in unit.

Bedroom 3 (16' 4" Max x 9' 7" Max) or (4.98m Max x 2.92m Max)

Upvc glazed window to rear, radiator, coved ceiling, sprinkler point, laminate flooring.

Bedroom 2 (16' 4" Max x 9' 7" Max) or (4.99m Max x 2.92m Max)

Upvc glazed window to front, radiator, coved ceiling, sprinkler point, laminate flooring.

Master Bedroom (15' 8" x 10' 6") or (4.78m x 3.19m)

Upvc glazed window to front, radiator, coved ceiling, sprinkler point, laminate flooring.

En-Suite Shower Room (10' 5" x 5' 5") or (3.17m x 1.66m)

Upvc glazed window to side, towel radiator, four down lights, extractor fan, tiled walls, tiled floor, shower cubicle, close coupled WC, wash hand basin in unit.

Dressing Room (10' 5" x 7' 5") or (3.17m x 2.25m)

Upvc glazed window to rear, radiator, coved ceiling, sprinkler point, laminate flooring.

Drefach, Llanelli, Carmarthenshire.

Outside

Driveway to front and side for ample parking. Underground LPG tank. External CCTV surrounding property. Access to enclosed rear garden from both sides. Post and cradle glass balustrade balcony with patio seating area, overlooking surrounding countryside. Steps and ramp to level lawned area. Footpath leading to garden room.

Garden room

Upvc glazed door to side, Upvc glazed windows to front & side, electricity, lighting.

Broadband and Mobile phone

There is Superfast broadband available in the area. There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

E

Directions

The property is found by proceeding from Cross Hands square on Carmarthen Road to pass through Cefneithin village and into the village of Drefach. Continue through Drefach passing the Nisa Local garage and Drefach cricket club, where the property can be found shortly after on the left hand side.

