



Heol Cwmbach, Drefach, Llanelli, SA14

Offers In Region Of £360,000



Calow Evans  
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## Heol Cwmbach, Drefach, Llanelli, SA14

A superb three bedroom detached residence situated in the village of Drefach. The property boasts a large conservatory to the rear overlooking a lovely private garden with views, ground floor shower room and first floor bathroom. This is a good sized family home with plenty of parking, detached garage and the garden is ideal for garden enthusiasts.

The village itself offers good basic amenities such as a post office, mini supermarket and primary school with a wider range of facilities located at Cross Hands. Easy access to the M4 motorway/A48 would be located at Cross Hands which is ideal for those that need to commute. Internal viewing is highly recommended to fully appreciate the accommodation offered.







## Entrance Vestibule:

Feature stained glass window, tiled floor, single panel radiator.

## Lounge/Dining Room:

7.47m x 5.92m (24'6" x 12'1"/19'5")

Double glazed window to front, double glazed French doors to conservatory, laminate flooring, dado rail to half way, feature part exposed stone wall with multi fuel fire, two double panel radiators.

## Kitchen:

3.86m x 3.23m (12'8" x 10'7")

Double glazed French doors to conservatory, tiled floor, fitted with a range of wall, base and glass display units, Stove range cooker with LPG gas burners and extractor fan over, breakfast bar, part tiled walls, 1½ bowl sink unit and draining board, tongue and groove to ceiling, plumbing for dishwasher.









### Utility Room:

3.25m x 2.26m (10'8" x 7'5")

Double glazed glass panel door rear, double glazed window to front, single bowl sink unit and draining board, tiled floor, plumbing for washing machine, oil boiler providing domestic hot water and central heating, tongue and groove to ceiling, double panel radiator.

### Shower Room:

2.03m x 1.88m (6'8" x 6'2")

Double glazed obscure window to front, shower area with dual shower heads, pedestal wash hand basin, WC, understairs storage cupboard, tiled floor, double panel radiator.

### Conservatory:

10.8m x 4.34m (35'5" x 9'5"/14'3")

Double glazed French doors, glass roof, tiled floor, three single panel radiators.

### First Floor Landing:

Split staircase, double glazed window to front, double panel radiator.

### Bedroom One:

5.84m x 3.2m (19'2" x 10'6")

Double glazed windows to front and rear, fully fitted wardrobes and dresser units, two double panel radiators.

### Bedroom Two:

3.78m x 3.73m (12'5" x 12'3")

Double glazed window to rear, exposed floorboards, double panel radiator.

### Bedroom Three:

3.23m x 2.95m (10'7" x 9'8" plus recess)

Double glazed window to rear, double panel radiator.

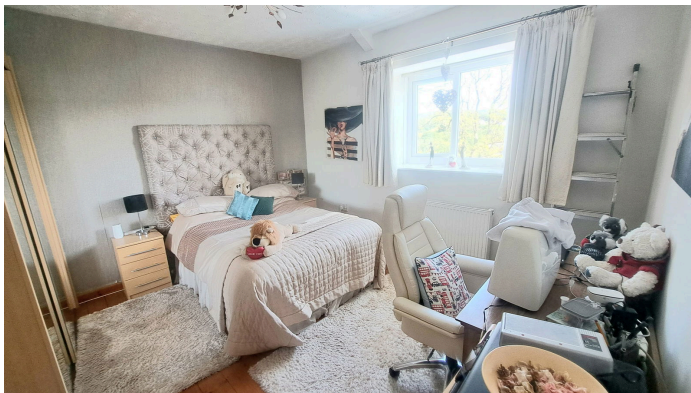
### Bathroom:

2.31m x 2.29m (7'7" x 7'6")

Double glazed obscure window to front, suite comprises panelled bath with shower over, WC, pedestal wash hand basin, bidet, walls tiled to ceiling, double panel radiator.

### Externally:

Tarmacadam driveway providing ample parking, detached garage with up and over door, side flower beds, side pedestrian access to a generous sized private garden mainly laid to lawn, orchard with a variety of fruit trees and bushes, higher and lower patio area's with views, summer house with hot tub and bar area.





## Services:

We are advised mains water, electricity and drainage are connected, oil fired central heating.

## Tenure:

Freehold.

## Council Tax:

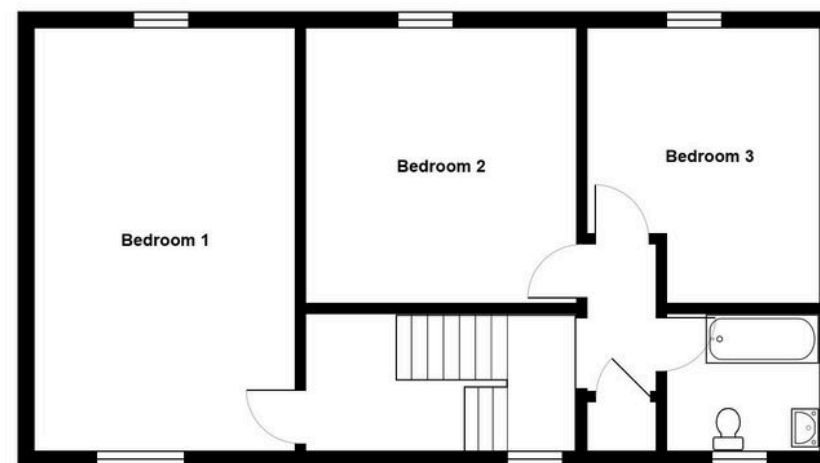
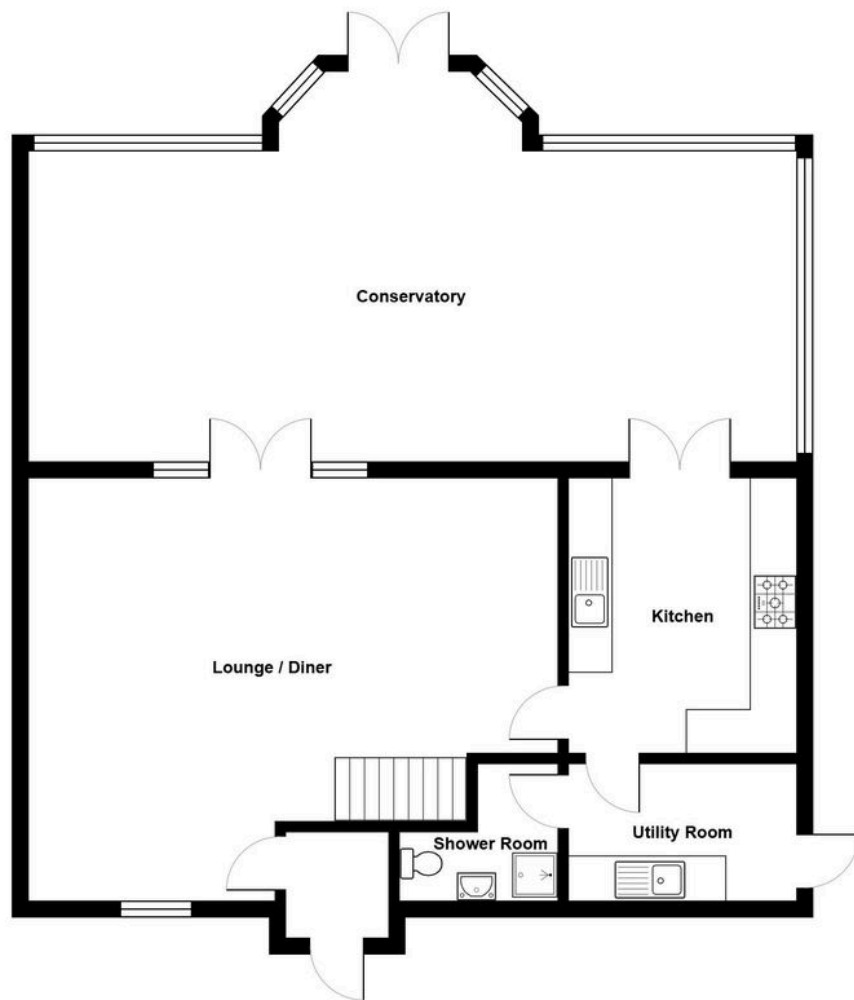
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## Broadband/Mobile Phone Coverage:

There is ultrafast broadband and mobile phone coverage in the area.

## Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



### Address

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### Office Contact

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