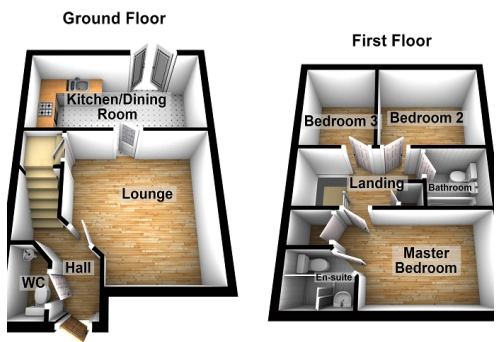




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**122 Heol Cae Pownd
Cefneithin
Llanelli
SA14 7BZ**

Price **£209,950**



- Three bedroom end of terrace house
- Lounge, kitchen/ dining room
- Bathroom, WC, en-suite
- Upvc glazing
- Gas fired central heating
- Garden
- Driveway



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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

Money Laundering Regulations

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.

General Description

We have the pleasure in offering for sale this 3 bedroom end of terrace 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.

EPC Rating: B83

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

The property benefits from upvc glazing, gas fired central heating, garden and a driveway for off road parking.

Upvc glazed door to

Hallway

Radiator, hard wired smoke alarm, sprinkler, stairs to first floor.

W.C. (5' 5" x 3' 1") or (1.66m x 0.93m)

Upvc glazed window to front, radiator, close coupled WC, pedestal wash hand basin.

Lounge (14' 10" x 11' 10") or (4.53m x 3.61m)

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

Kitchen/ dining room (15' 3" x 8' 11") or (4.64m x 2.71m)

Upvc glazed window to rear, upvc glazed patio doors to rear, radiator, part panelled wall, fitted wall and base units, work surface, 1 1/2 half bowl stainless steel sink unit, gas hob, oven point, plumbing for automatic washing machine, hard wired smoke alarm, sprinkler, IDEAL gas fired boiler controlling domestic hot water and central heating.

Landing

Hatch to roof space, hard wired smoke alarm, sprinkler, storage cupboard.

Heol Cae Pownd, Cefneithin, Llanelli.

Bedroom 3 (7' 7" x 3' 10") or (2.32m x 1.17m)

Upvc glazed window to rear, radiator, hard wired smoke alarm, sprinkler.

Bedroom 2 (9' 2" x 7' 8") or (2.80m x 2.33m)

Upvc glazed window to rear, radiator, hard wired smoke alarm, sprinkler.

Bathroom (5' 11" x 5' 7") or (1.80m x 1.71m)

Radiator, part tiled walls, close coupled WC, pedestal wash hand basin, bath, extractor fan.

Bedroom 1 (11' 10" Max x 9' 6" Max) or (3.61m Max x 2.89m Max)

Upvc glazed window to front, radiator, hard wired smoke alarm, sprinkler, built in storage.

En Suite (6' 0" x 5' 5") or (1.84m x 1.64m)

Upvc glazed window to front, radiator, part tiled walls, shower cubicle, pedestal wash hand basin, close coupled WC, extractor fan.

Outside

Driveway to front with space for two vehicles.

Side pedestrian access to rear garden.

Patio area to rear with surrounding flower beds.

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

C

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.

