



Heol Y Parc, Cefneithin, SA14 7DE

Offers In Region Of £119,950



Calow Evans
Estate Agents

01269 543128
www.calowevans.co.uk

Heol Y Parc, Cefneithin, SA14 7DE

Situated in the popular village of Cefneithin, this double-fronted semi-detached home offers an excellent opportunity for buyers looking for a renovation project with plenty of potential. The accommodation comprises three bedrooms, three reception rooms and a first-floor bathroom. The property also benefits from oil-fired central heating and double glazing. Externally, the property occupies a generous plot with a driveway providing ample off-road parking, a detached garage and a good-sized, fairly level rear garden.

Cefneithin is a popular village in the heart of Carmarthenshire, offering local amenities and schooling, including Ysgol Gynradd Cefneithin and the nearby Ysgol Maes y Gwendraeth. Cross Hands is only a short distance away, providing a wider range of shops and services together with excellent road links to Carmarthen, Llanelli and the M4.



Accommodation:

Entrance Hall

Radiator, stairs to first floor.

Lounge

3.84m x 2.79m (12'7" x 9'2")

Double glazed window to front, radiator.





Sitting Room

3.48m x 3.1m (11'5"/10'5" x 10'2")

Double glazed window to front, radiator.

Dining Room

3.12m x 2.51m (10'3" x 8'3" (plus inner hallway))

Double-glazed window to rear, radiator, opening to inner hallway.

Inner Hallway

Understairs storage cupboard.

Kitchen

2.74m x 1.73m (9'0" x 5'8")

Double glazed window to rear, fitted with wall & base units, space for cooker, plumbing for washing machine, sink & draining board unit, part tiled walls. Please note there is no radiator in this room.

Rear Porch

Double glazed window to rear, double glazed panelled door to side.

First Floor Landing

Double-glazed window to rear.

Bedroom One

4.5m x 3.25m (14'9"/9'2" x 10'8")

Two double glazed windows to front, radiator.

Bedroom Two

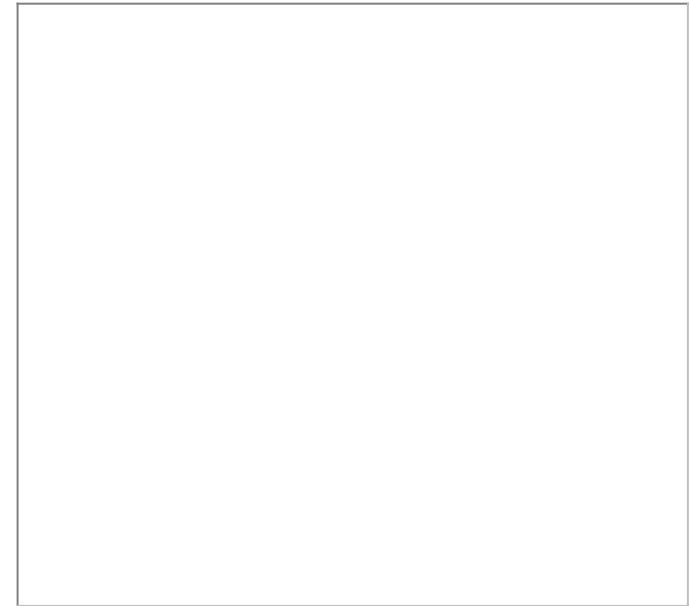
3.1m x 2.84m (10'2" x 9'4")

Double glazed window to front, radiator.

Bedroom Three

2.79m x 2.36m (9'2" x 7'9")

Double glazed window to rear, radiator.



Bathroom

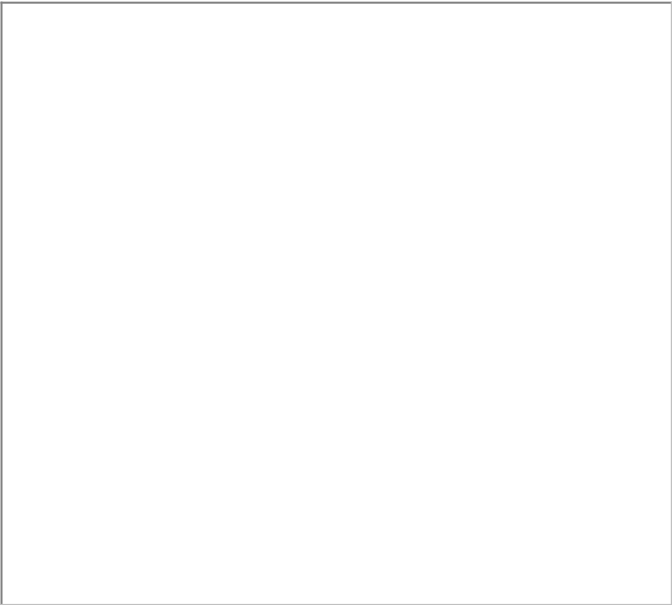
Double glazed window to rear, radiator, cupboard housing hot water tank providing domestic hot water & central heating, suite comprising WC, pedestal wash hand basin, shower in enclosure.

Externally

Side driveway offering ample parking, detached garage. storage shed, generous enclosed rear garden

Services

We are advised that mains services are connected.



Tenure

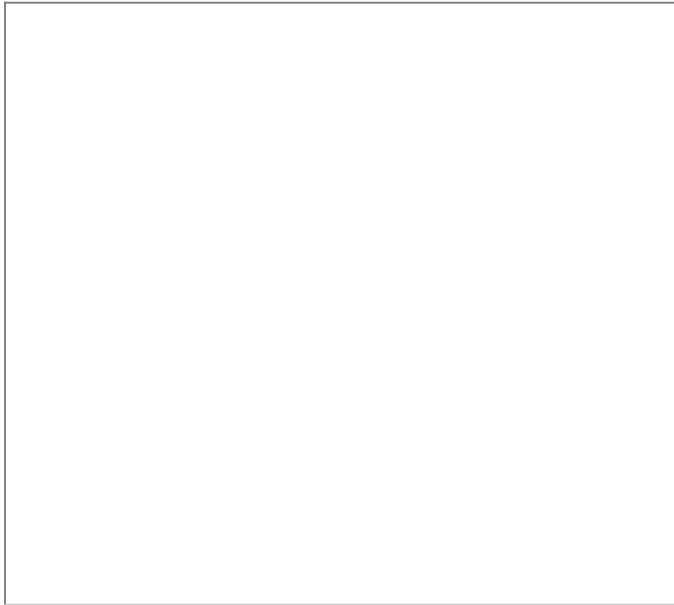
Freehold

Council Tax

Band C

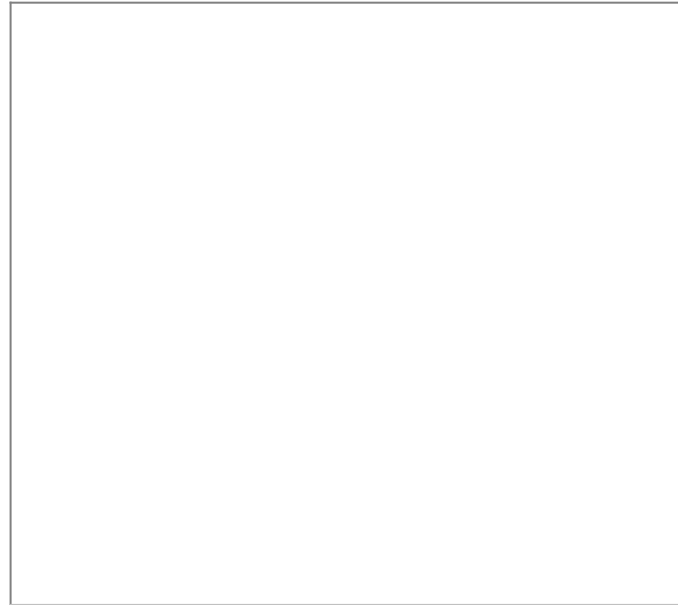
Broadband Speed/Mobile Phone Coverage

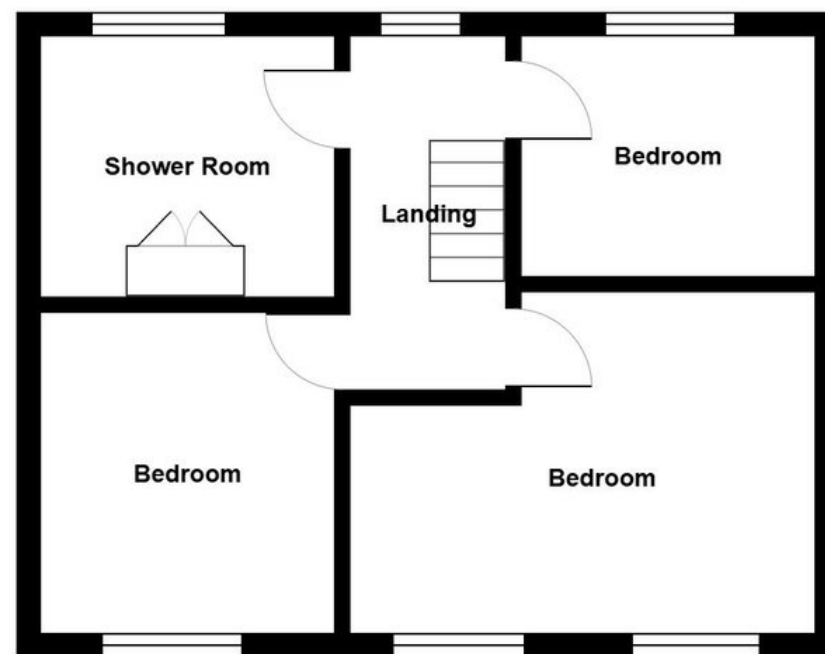
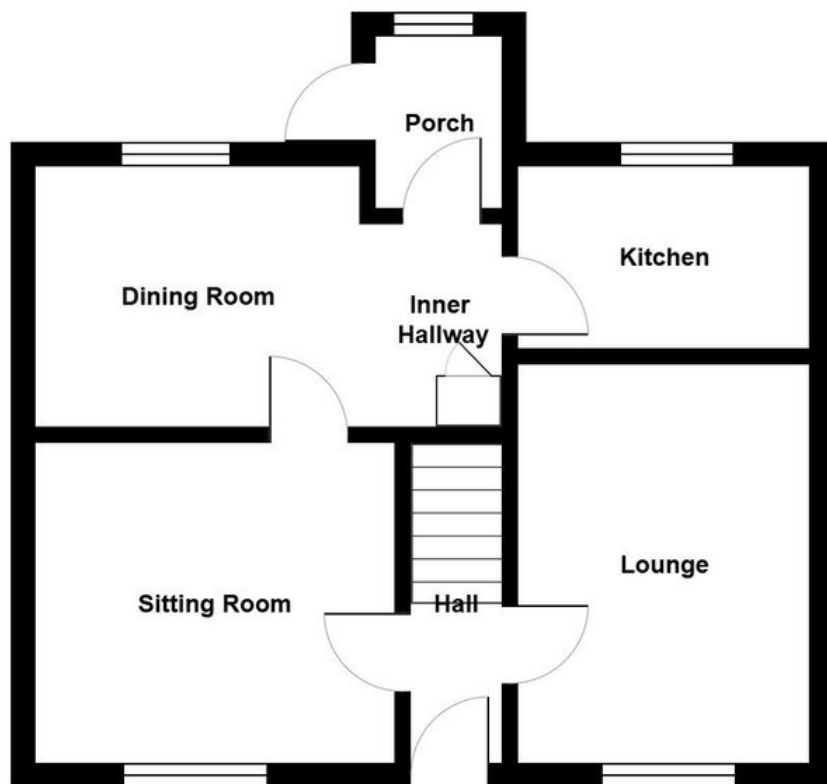
We are advised that super-fast broadband and mobile phone coverage are available in this aea.



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

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128