



Floor 1



Floor 2



Approximate total area⁽¹⁾
2410 ft²
223.7 m²

Reduced headroom
142 ft²
13.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains electric, sewerage and water connected. Oil central heating. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'E'

WHAT3WORDS:///cornfield.decking.craziest

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on SC/SC/0726/OK

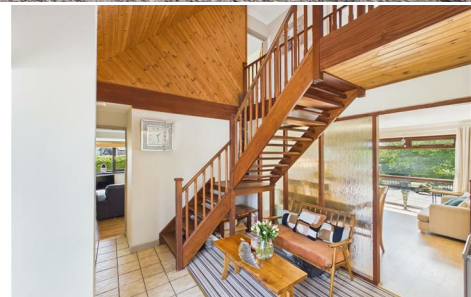
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655

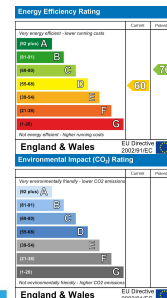


Gwenfro Capel Seion Road, Drefach, Llanelli, Carmarthenshire, SA14 7BN

- Detached, Traditional Dormer-Bungalow
- Downstairs Cloakroom, En-suite Bathroom & Upstairs Shower-room
- Versatile Family Home
- Ample Off-road Parking & Integral Garage
- EPC RATING D. COUNCIL TAX BAND E.
- Four Bedrooms
- Spacious Family/Kitchen/Diner
- South-facing Spacious Plot Measuring 0.40 Acre
- Viewing Highly Recommended!

£425,000

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The Agent that goes the Extra Mile





Sitting pretty on a perfectly positioned plot measuring 0.40 acre, south-facing and spacious, we here at West Wales Properties are pleased to show off to all you lucky buyers Gwenfro. This traditional, detached and well-presented dormer bungalow offers a very versatile home for a growing or multi-generational family with plenty of space inside and out. Located on Capel Seion Road in Drefach, a friendly little village offering peace, and not too far from the hustle and bustle of town life either. Call us today on 01554 759655 to appreciate the size, presentation, and location that Gwenfro has to offer you! EPC RATING D. COUNCIL TAX BAND E.

Accommodation sits on a spacious south-facing plot measuring 0.40 acres. It comprises: Entrance hall, cloakroom, spacious family/kitchen/diner, lounge/diner, lounge with log-burner, downstairs bedroom with dressing room area and en-suite bathroom, utility room, good size integral garage, tool shed/small workshop, mezzanine style landing, shower room and three bedrooms- one bedroom goes through to another room which can be utilised for a lot of purposes from play-room to home-office. The plot is very spacious and well-presented, mainly laid to lawn, with mature shrub borders. Generous driveway with ample off-road parking for a variety of vehicles. A good-sized workshop (formerly an old kennel) with power and lights connected.

The village of Drefach is between the County town of Carmarthen and the expanding centre of Cross Hands. The village offers a range of amenities, including primary and secondary schools, shops, public houses, etc., and is well served by public transport.



..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built property. Mains water, sewerage and electricity are connected. Total plot area measures 0.40 acres (via Promap on 07/26)—oil-fired central heating. The property is situated next door to the car park that belongs to Capel Seion and the cemetery. For this location, according to Ofcom, the following information applies: Broadband availability—up to Ultrafast (1800 Mbps); Mobile availability—EE mobile network has variable indoor coverage and good outdoor coverage; all other providers have good outdoor coverage. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. WHAT3WORDS///cornfield.decking.craziest

ENTRANCE HALL

FAMILY/KITCHEN/DINING ROOM

LOUNGE/DINER

LOUNGE

CLOAKROOM

UTILITY ROOM

INTEGRAL GARAGE

WORKSHOP

INNER HALLWAY

EN-SUITE BATHROOM

DRESSING ROOM AREA

BEDROOM 1

LANDING

SHOWER ROOM

BEDROOM 2

B

BEDROOM 3 THROUGH TO:

PLAYROOM/OFFICE/STUDIO

BEDROOM 4

LARGE WORKSHOP



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.