



3 Heol Cwmmawr, Drefach, Llanelli, SA14 7AA

Offers in the region of £85,000

An end terrace cottage set within Drefach close to the growing centre of Cross Hands with its wide range of shopping facilities and within easy access to the A48/M4 motorway. Accommodation comprises lounge, kitchen, bedroom and shower room. The property benefits from coal fired heating, uPVC double glazing and rear garden.

Ground Floor

uPVC double glazed entrance door to

Lounge

13'5" x 16'11" (4.09 x 5.16)



with tiled coal fireplace, stairs to first floor, under stairs cupboard, radiator and 2 uPVC double glazed windows to front and door to front. Steps up to

Kitchen

9'8" x 7'6" (2.97 x 2.31)



with range of fitted base and wall units, stainless steel sink uni with mixer taps, 4 ring electric hob with extractor over and oven under, plumbing for automatic washing machine, hatch to roof space, part tiled walls, tiled floor, radiator, textured ceiling and uPVC double glazed window and door to rear.

First Floor

Landing

with built in cupboard with hot water cylinder and shelving and textured ceiling.

Bedroom 1

7'6" x 13'7" (2.29 x 4.15)



with hatch to roof space, radiator, textured ceiling and uPVC double glazed window to front.

Shower Room

5'6" x 7'6" (1.69 x 2.29)



with low level flush WC, vanity wash hand basin, Shower enclosure with electric shower, part tiled and part Respatex walls, laminate floor, extractor fan, radiator, textured ceiling and uPVC double glazed window to rear.

Outside



with right of way access for neighbouring properties, rear garden with steps up to lawned garden.

Services

Mains electricity, water and drainage. Coal fired heating

Council Tax

Band

NOTE

All internal photographs are taken with a wide angle lens.

Directions

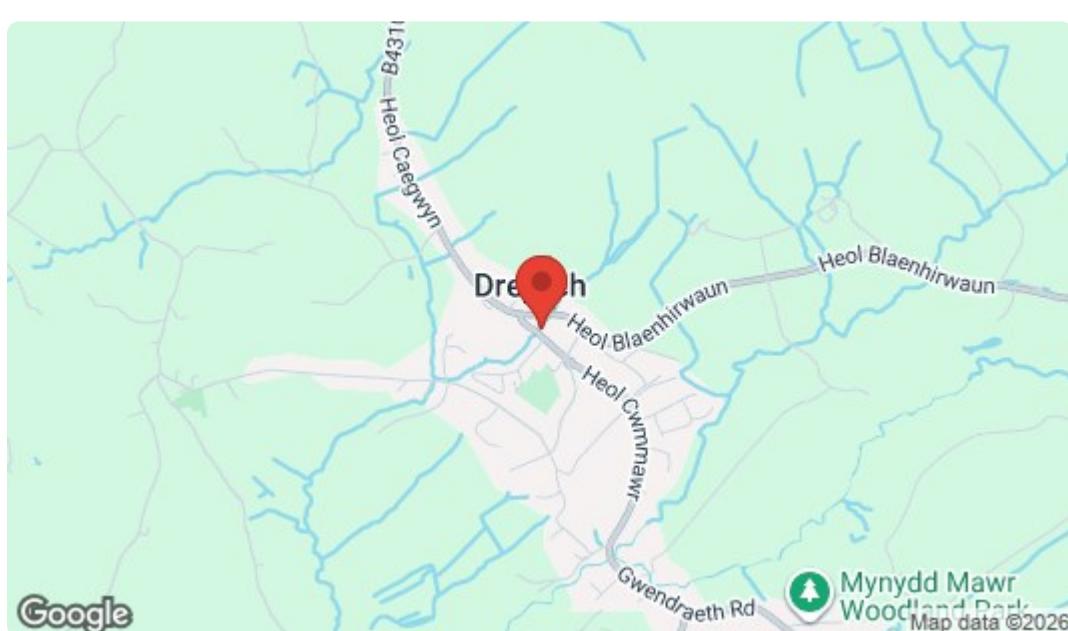
From the crossroads in the centre of Cross Hands, follow the Carmarthen Road followed by Heol Blaenhirwaun. Pass Drefach Primary school and take the first left onto Heol Cwmmawr and the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.