



50 Heol Y Parc, Cefneithin, Llanelli, SA14 7DL

Offers in the region of £220,000

- In need of Renovation
- 3 Bedrooms
- Air source heat pump
- Off Road parking
- Surrounding garden
- Detached house
- 2 Reception rooms
- Solar panels
- Garage

Ground floor

Porch

with single glazed stained glass windows to side and rear

Entrance hall



with stairs to first floor

Lounge

13'9" x 12'4" (4.20 x 3.76)



with uPVC double glazed window to front

Sitting Room

10'0" x 11'4" (3.06 x 3.47)



with radiator and uPVC double glazed window to front

Dining Room

13'11" x 11'4" (4.25 x 3.47)



with uPVC double glazed French doors to rear

Kitchen

6'11" x 9'8" (2.12 x 2.96)



with single bowl stainless steel sink unit and uPVC double glazed window to rear

Bedroom 1

13'2" x 11'5" (4.03 x 3.49)



with radiator and uPVC double glazed window to front

Downstairs WC

3'0" x 4'11" (0.92 x 1.50)



with low level flush WC, vanity wash hand basin and aluminium single glazed window to rear

Bedroom 2

11'2" x 12'5" (3.41 x 3.79)



with radiator and uPVC double glazed window to front

First Floor

Landing

with hatch to roof space and radiator

Bedroom 3

12'5" x 7'9" (3.81 x 2.37)



with radiator and uPVC double glazed window to rear

Bathroom

6'11" x 11'1" (2.13 x 3.38)



with low level flush WC, bath, pedestal wash hand basin, radiator and uPVC double glazed window to rear

Outside



with surrounding lawned garden, paved off road parking to the side leading to the detached garage and mature shrubs and trees to rear.

Material Information

UTILITIES:

Electricity Supply: Solar Panels

Water Supply: Mains

Sewerage: Mains

Heating: Air source heat pump

Broad Band Speed: Download- 1800 Mbps, Upload- 220Mbps

Mobile coverage: EE 76%, three 735, Vodafone 73%, O2 57%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- Very low risk, Flooding from surface water and small watercourses- High risk

Rights and Easements:

Restrictions:

Council Tax

Band D

NOTE

All internal photographs are taken with a wide angle lens.

Directions

From the A48 roundabout at Cross Hands

take Llandeilo Road and at the first the six ways crossing in Gorslas take the Cefneithin road and travel for approximately 1 mile. The property can be found on the left hand side, after Maes Y Gwendraeth School 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.