



**Heol Y Gigfran**

Cefneithin, Llanelli, SA14 7GA

**Asking Price Of £239,950**

# Property Features

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- Detached House
- Three Bedrooms
- Two Bathrooms
- Electric Heating
- Underfloor Heating (downstairs)
- Garage
- Off Road Parking
- Immaculately Presented
- Enclosed Rear Garden
- Fitted Kitchen

## Full Description

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An opportunity to purchase a beautifully presented, detached family home. Located in a small, established development in Crosshands, viewing is recommended to appreciate the accommodation on offer. The property benefits from underfloor heating (downstairs), garage and off road parking. Close to all amenities, schools and excellent access to the A48/M4. Viewing by appointment. EPC Rating - B.

### ENTRANCE

Via composite entrance door into:

### ENTRANCE HALLWAY

Smooth ceiling, smoke alarm, uPVC double glazed window to front, laminate flooring, stairs to first floor,

### CLOAKROOM

Smooth ceiling, tiled flooring, uPVC double glazed window to front with obscure glass, low level W.C., pedestal wash hand basin.

### LOUNGE

19' 1" x 11' 2" (5.82m x 3.4m)

Smooth ceiling, uPVC double glazed French doors to rear with side windows, laminate flooring, understairs storage cupboard.

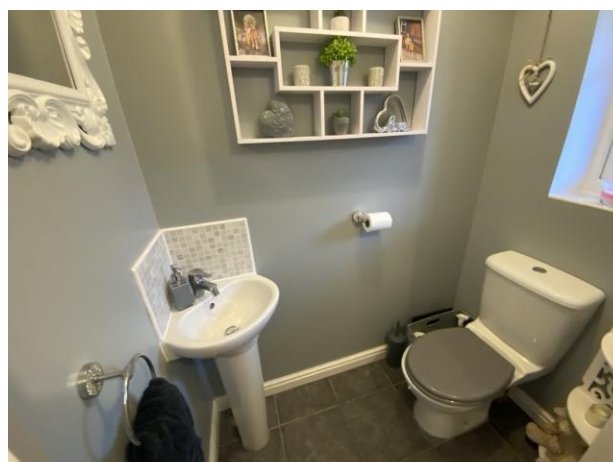
### KITCHEN/DINER

9' 9" x 12' 8" (2.97m x 3.86m)

Fitted with a range of base & wall units with complimentary work surface over, built in electric oven, grill & 4 ring hob with extractor hood over, plumbing for washing machine, plumbing for dishwasher, 1 1/2 stainless steel sink unit with mixer tap, walls tiled over work surface, space for fridge/freezer, smoke alarm, laminate flooring, smooth ceiling, uPVC double glazed window to rear.

### FIRST FLOOR

### BEDROOM 1



99' 9" x 13' 11" (30.4m x 4.24m)

Smooth ceiling, radiator, uPVC double glazed window to front, built in cupboard with hanging space.

#### EN-SUITE

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin and built in shower enclosure, laminate floor, partly tiled walls, extractor fan, uPVC double glazed window to front with obscure glass, radiator, smooth ceiling.

#### BEDROOM 2

10' 10" x 10' 2" (3.3m x 3.1m)

Smooth ceiling, radiator, uPVC double glazed window to rear.

#### BEDROOM 3

10' 11" x 7' 5" (10' 10" (3.33m x 2.26m)

Smooth ceiling, radiator, uPVC double glazed window to rear.

#### BATHROOM

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin and panelled bath, laminate flooring, radiator, extractor fan, partly tiled walls, smooth ceiling.

#### EXTERNAL

Garden laid to lawn to the front, tarmac driveway bordered with slate chippings leading to garage, gated side access to rear garden laid to lawn, patio, area laid with bark.

#### DISCLAIMER

#### GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

#### IMPORTANT INFORMATION

These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

DRAFT





These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements