



**Clos Gwili**

Cwmgwili, Llanelli, SA14 6AQ

**Asking Price Of £189,950**

# Property Features

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- Semi-Detached House
- Three Bedrooms
- No Chain
- Off Road Parking
- Ideal First Time Buy
- Solar Panels
- Village Location
- Good Proximity to A48/M4
- Good Links to Carmarthen
- Enclosed Rear Garden

## Full Description

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We are delighted to offer For Sale a Semi-Detached House located in the Village of Cwmgwili. Located within excellent proximity of the A48/M4 and access to all amenities at Crosshands. An ideal first time buy or investment with the benefit of off road parking, energy efficient electric heating and solar panels.. The accommodation comprises of Lounge, Cloakroom, Kitchen/Diner, Three bedrooms and Family Bathroom. Externally there are enclosed front & rear gardens with off road parking for two vehicles. No Chain. EPC Rating - C.

### ENTRANCE

Via uPVC double glazed entrance door with obscure glass.

### LOUNGE

13' 1" x 15' 7" (3.99m x 4.75m)

Smooth & coved ceiling, laminate flooring, radiator, uPVC double glazed window to front, stairs to first floor.

### CLOAKROOM

Smooth & coved ceiling, radiator, cushioned flooring, extractor fan, uPVC double glazed window to front with obscure glass, low level W.C., wall mounted wash hand basin.

### KITCHEN/DINER

16' 8" x 8' 7" (5.08m x 2.62m)

Fitted with a range of base & wall units with complimentary work surface over, integrated electric oven, grill & 4 ring hob with extractor hood over, stainless steel sink unit with mixer tap, walls tiled over work surface, plumbing for washing machine, space for fridge/freezer, cushioned flooring, smooth & coved ceiling, radiator, uPVC double glazed window to rear, uPVC double glazed door to rear with side window, understairs storage cupboard, smoke alarm.

### FIRST FLOOR

### LANDING



Smooth & coved ceiling, hatch to attic space, cupboard housing electric immersion heater, airing cupboard, smoke alarm.

#### BEDROOM 1

13' 5" x 8' 9" (4.09m x 2.67m)

Smooth & coved ceiling, radiator, uPVC double glazed window to front, laminate flooring.

#### BEDROOM 2

9' 9" x 10' 9" (2.97m x 3.28m)

Smooth & coved ceiling, radiator, uPVC double glazed window to rear, laminate flooring.

#### BEDROOM 3

7' 5" x 7' 6" (2.26m x 2.29m)

Smooth & coved ceiling, radiator, uPVC double glazed window to rear, laminate flooring.

#### BATHROOM

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin & panelled bath with shower over and glass shower screen, part Respatex to wall, extractor fan, linoleum flooring, heated towel rail, smooth & coved ceiling, uPVC double glazed window to rear with obscure glass.

#### EXTERNAL

Front garden laid to lawn, gated side access to rear garden with low maintenance paved courtyard, timber storage shed, rear access to tarmac parking area suitable for two vehicles.

#### 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.





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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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