



Bro Eithin

Cefneithin, Llanelli, SA14 7AZ

Asking Price Of £189,950

Property Features

- Semi-Detached
- Gas Central Heating
- Off Road Parking
- Enclosed Rear Garden
- Cul De Sac Location
- Three Bedrooms
- Easy access to A48/M4
- Ideal First Time Buyers
- Close to Local Schools
- Viewing by Appointment

Full Description

Cymru Estates are delighted to offer For Sale this well presented, semi-detached property situated on a popular development in the village of Cefneithin. The accommodation comprises of Lounge, Kitchen and Cloakroom to the ground floor, Three Bedrooms, Bathroom and en-suite to the first floor. Externally there is off road parking to the front for two vehicles and an enclosed garden with patio to the rear. Excellent access to the A48/M4 and Crosshands Retail Park. No Chain. Energy rating-B

HALLWAY

Via composite entrance door with uPVC double glazed window with obscure glass.

CLOAKROOM

Low level W.C., pedestal wash hand basin, laminate flooring, radiator, smooth ceiling. uPVC double glazed window to front with obscure glass

LOUNGE

12' 1" x 14' 4" (3.68m x 4.37m)

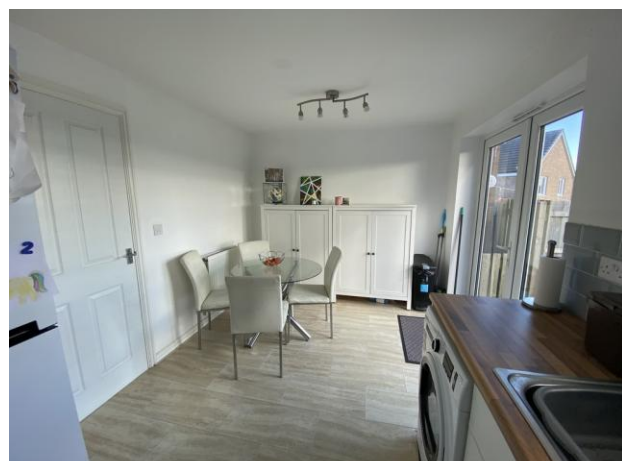
Smooth ceiling, radiator, laminate floor, under stairs cupboard, uPVC double glazed window to the front.

KITCHEN/DINER

15' 1" x 9' 8" (4.6m x 2.95m)

Fitted with a range of base & wall units with complimentary worksurface over, built in electric oven, grill & 4 ring gas hob with extractor hood over, stainless steel sink unit with mixer tap, space for fridge/freezer, space for tumble dryer and space for washing machine. Smooth ceiling, radiator, uPVC double glazed French doors to rear, uPVC double glazed window to rear, laminate flooring. Cupboard housing gas central heating boiler.

FIRST FLOOR



LANDING

Smooth ceiling, hatch to loft space, storage cupboard, smoke alarm

BEDROOM ONE

12' 0" x 9' 6" (3.66m x 2.9m)

Smooth ceiling, radiator, uPVC double glazed window to front, storage cupboard.

ENSUITE

Fitted with a three piece suite comprising of shower, low level W.C. and pedestal wash hand basin with mirrored bathroom cabinet. Partly tiled walls, vinyl flooring, radiator, extractor fan, uPVC double glazed window with obscure glass to front.

BEDROOM TWO

7' 7" x 9' 3" (2.31m x 2.82m)

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

BEDROOM THREE

7' 7" x 5' 8" (2.31m x 1.73m)

Smooth ceiling, radiator, uPVC double glazed window to rear

BATHROOM

Fitted with a three piece suite comprising of panelled bath, low level W.C. and pedestal wash hand basin, Smooth ceiling, radiator, partly tiled walls, vinyl flooring, extractor fan, uPVC double glazed window with obscure glass to side.

EXTERNALLY

Off road parking for two vehicles nearest to the front of the property, gated side access to rear garden mainly laid to lawn with patio area.

DISCLAIMER

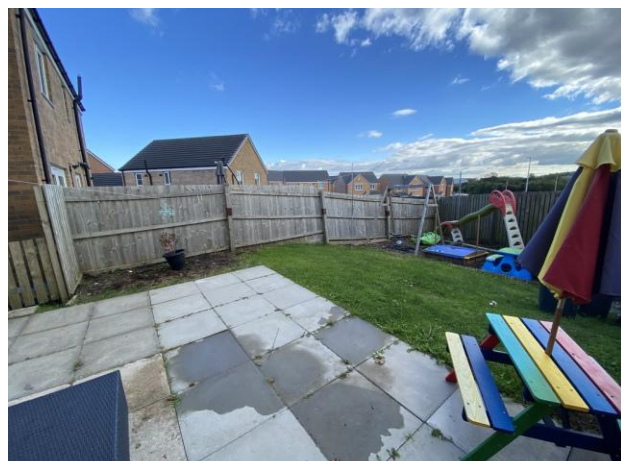
GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, gas, 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.

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	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