



Heol Y Gigfran

Cefneithin, Llanelli, SA14 7GA

Asking Price Of £77,994

Property Features

- ***Affordable Housing***
- Mid-Terraced
- Off Road Parking
- Two Bathrooms
- Village Location
- Enclosed Rear Garden
- Air Source Heating
- Ideal First Time Buy
- Bathroom & En-suite
- Viewing by Appointment

Full Description

DESCRIPTION

****AFFORDABLE HOUSING**** Cymru Estates are delighted to offer For Sale a Mid-terraced property located in a popular residential development situated in Cefneithin, which benefits from uPVC Double Glazing & Underfloor Heating to the ground floor. This is an affordable housing property with for anyone who is eligible and meets the criteria for the affordable housing list with Carmarthenshire County Council. EPC rating B

ENTRANCE HALL

Via composite entrance door, Smooth ceiling, laminate flooring, walls tiled to half, storage cupboard.

CLOAKROOM

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

KITCHEN

9' 5" x 7' 1" (2.87m x 2.16m)

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

LOUNGE

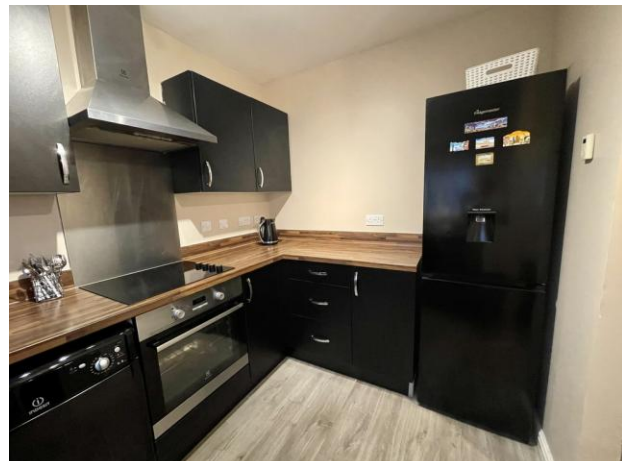
9' 5" x 7' 1" (2.87m x 2.16m)

Smooth ceiling, smoke alarm, stairs to first floor, uPVC double glazed window to rear, uPVC double glazed French doors to rear.

LANDING

Smooth ceiling, smoke alarm.

BEDROOM ONE



11' 3" x 9' 2" (3.43m x 2.79m)

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

ENSUITE

Fitted with a three piece suite comprising of shower enclosure, pedestal wash hand basin and low level W.C., linoleum flooring, extractor fan, radiator, uPVC double glazed window to rear with obscure glass.

BEDROOM TWO

9' 5" x 7' 8" (2.87m x 2.34m)

Smooth ceiling, radiator, uPVC double glazed window to front, hatch to attic space.

BATHROOM

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

EXTERNAL

Brick paviour driveway to the front providing off road parking for two vehicles, enclosed rear garden with gated rear access, bricked paviour patio, timber garden shed.

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.





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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