



70 Heol Y Parc, Cefneithin SA14 7DS

Offers in the region of £150,000

Large Garden, Detached Garage & Parking
Three Bedroom, Two Reception Rooms & Bathroom
In Need Of Modernisation
Viewing Highly Recommended
EPC: tbc

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NWT/DT/77650/110920

DESCRIPTION

A lovely spacious property with large garden area to rear, parking and detached garage. The property has double glazing and part night storage heating, is in need of modernisation and some renovation but offers a lovely good sized family home. The property has 3 bedroom accommodation, 2 reception rooms and a kitchen/breakfast room extension to the rear. Parking to the side leading to the detached garage with large garden being the main feature of the property.

Situated in the village of Cefneithin, a popular convenient location being approximately 1 mile from Crosshands a growing village with many national retailers. Junior and secondary schools are within walking distance and giving easy access to Carmarthen, Llanelli, Llandeilo and Swansea with M4 dual carriageway connection in Crosshands and the M4 being 6 miles approximately. EPC: tbc

ACCOMMODATION

Side entrance door to:

KITCHEN / BREAKFAST ROOM

17'9 x 8'6 (5.41m x 2.59m)

A range of matching wall and base units with worktops over, stainless steel sink unit with single drainer, gas flame effect fire (LPG) with tiled surround, cooker, grill and 4 ring hob with extractor fan over, double glazed window to side, storage cupboard.

Door to:

LIVING ROOM

13'10 x 10'9 (4.22m x 3.28m)

Double glazed window to rear, feature open fireplace with wooden mantle, folding door to:

DINING ROOM

12'5 x 11'4 (3.78m x 3.45m)

Double glazed window to front.

FRONT HALLWAY

Night storage heater, staircase to first floor, door to front entrance, double glazed entrance door.

FIRST FLOOR LANDING

Loft access, night storage heater, store cupboard, door to:

BATHROOM

12'3 x 7'6 / 10' (3.73m x 2.29m / 3.05m)

Suite comprising of panelled bath with side screen, mixer tap and shower attachment. WC, pedestal wash hand basin, airing cupboard,

double glazed window to side, localised wall tiles, electric towel radiator.

BEDROOM ONE

11'4 x 11 (3.45m x 0.28m)

Double glazed window to rear, night storage heater.

BEDROOM TWO

11' x 9'6 (3.35m x 2.90m)

Double glazed window to front, night storage heater.

BEDROOM THREE

8' x 6'10 (2.44m x 2.08m)

Double glazed window to front, night storage heater.

EXTERNALLY

A front forecourt and side drive parking area for 2 cars leading up to the **GARAGE** with up and over door, side pedestrian access and window to the rear. To the rear of the property, via pedestrian access is a large level enclosed garden with scattered trees, shrubs, fruit trees and a **GARDEN SHED**.

SERVICES

We are advised mains water, electricity and drainage are connected.

VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail carmarthen@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter

@JohnFrancisCarm or on

facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

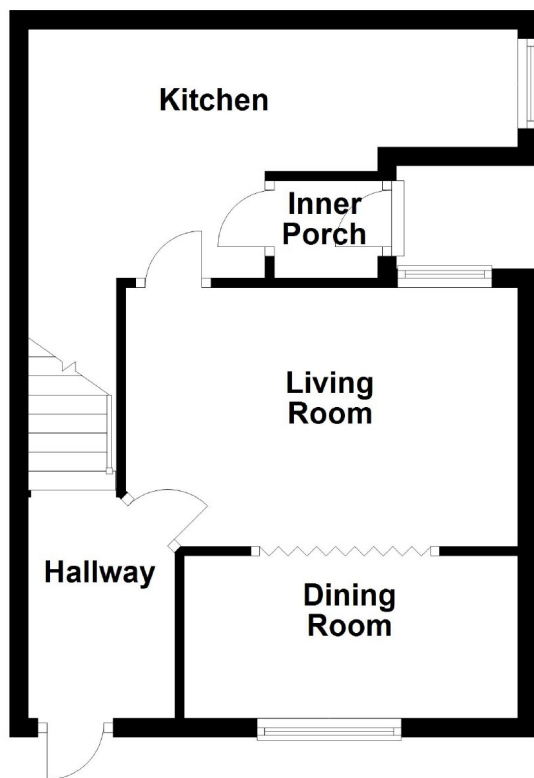
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

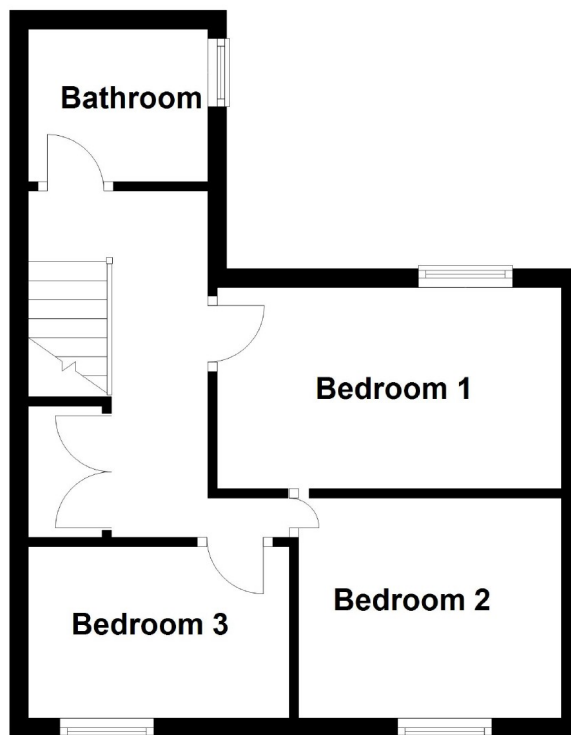
DIRECTIONS

From Carmarthen take A40 east signposted Crosshands travelling for approx. 7 miles having past the Botanic Gardens turning, turn right for Foelgastell. Continue on this road to the 'T' junction and turn left, continue through the village of Foelgastell and on to Cefneithin passing the primary school on the left hand side. Continue on and 20 yards before the main entrance and layby for buses for the secondary school Maes Y Gwendraeth, the property is found on the right hand side by our John Francis For Sale board.

Ground Floor



First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	18	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**John.
Francis**