

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains electric, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'C'

WHAT3WORDS///alternate.tutorial.grandson

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on SC/SC/1026/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
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01554 759655
www.westwalesproperties.co.uk



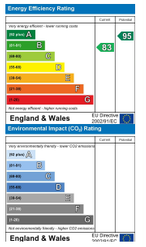






40 Heol Cae Pownd, Cefneithin, Llanelli, SA14 7BZ

- **Semi-detached Modern Property**
- **Cloakroom, Bathroom & En-suite Shower-room**
- **Off-road Parking For Two vehicles**
- **Close To Cross Hands Popular Retail Parks & M4 Links**
- **Three Bedrooms**
- **Immaculately Presented Throughout**
- **Enclosed Rear Garden With Patio & Lawn**
- **EPC RATING B. COUNCIL TAX BAND C**

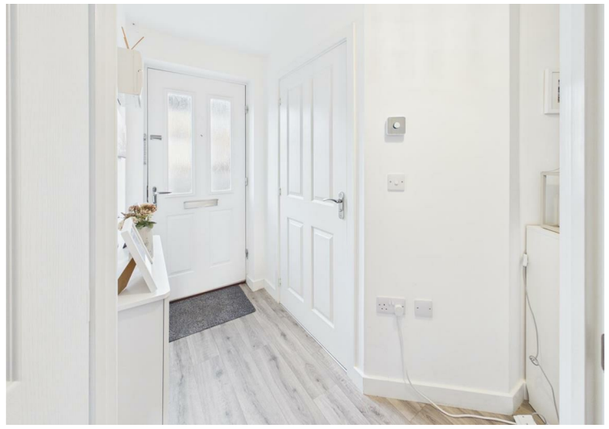


£200,000

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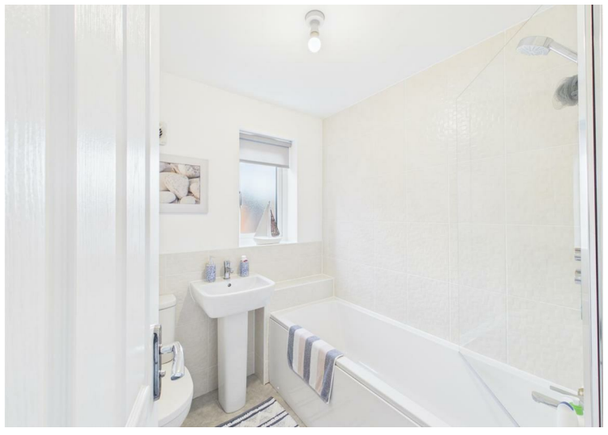
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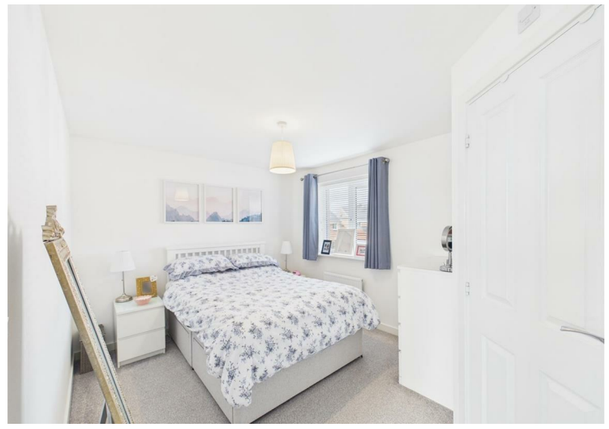
The Agent that goes the Extra Mile



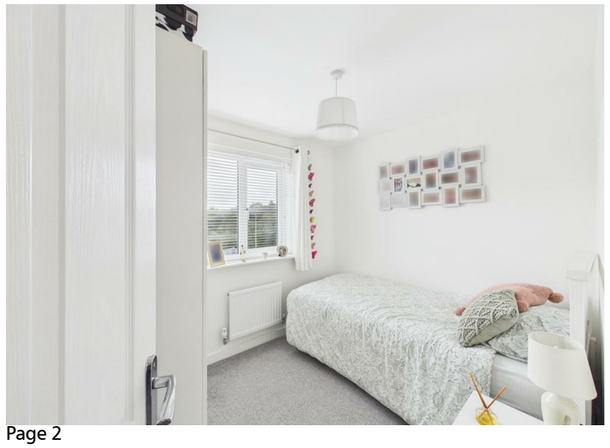


















Perfectly positioned and tucked away in a quiet cul-de-sac location in a modern and friendly estate, we have for sale this immaculately presented, semi-detached property. A perfect example of a "turn-key" property that we are proud to show off and find the next lucky purchaser. Modern build and well-presented throughout, in a prime spot, providing excellent access to the Cross Hands retail park, local Primary, and Secondary schools within walking distance, what more do you want from a house to call your home? Call today on 01554 759655 to book your viewing slot. EPC RATING B. COUNCIL TAX BAND C.

Accommodation comprises: Hallway, cloakroom, lounge, kitchen/diner, bathroom, three bedrooms-master with en-suite shower room. Externally, open aspect frontage which is mainly laid to lawn with off-road parking for two vehicles. Gated pedestrian access to the side leading into the rear garden. To the rear, an enclosed well positioned south-easterly facing garden with a mixture of patio and lawn and an area to the side with a wooden garden shed.

Cefneithin is a village and community in Carmarthenshire, Wales, in the Carmarthenshire coalfield area. It lies just off the A48 road, 7 miles northwest of Ammanford and 9 miles north of Llanelli. Its nearby community villages include Cross Hands, Drefach, Cwmmawr, Foelgastell and Gorslas. The Gwendraeth Fawr river flows nearby, and its source is at Llyn Llech Owain, just north of the village.

..AGENTS VIEWING NOTES

KEY INFORMATIONBeing sold via a part-exchange company, we have no PIQ on file and some information may be limited. Mains water, gas, electric and sewerage connected. Council tax band C. For this location, according to Ofcom, the following information is available: Broad availability - Ultrafast (1800 Mbps). Mobile availability - Variable mobile phone coverage for all networks. Full outdoor mobile phone coverage for all networks. From the information currently available to the Coal Authority, a mining report is recommended for this property. Can we politely ask that all shoes are to be removed before going upstairs.
WHAT3WORDS///alternate.tutorial.grandson

HALLWAY

CLOAKROOM

LOUNGE

UNDERSTAIRS STORAGE

KITCHEN/DINER

LANDING

BATHROOM

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.