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*A contemporary and stylish 4 bedroomed, 2 bathroomed detached house in a highly desirable and sought after development. Drefach, Llanelli, West Wales*



**5 Caeffynnon, Drefach, Llanelli, Carmarthenshire. SA14 7BJ.**

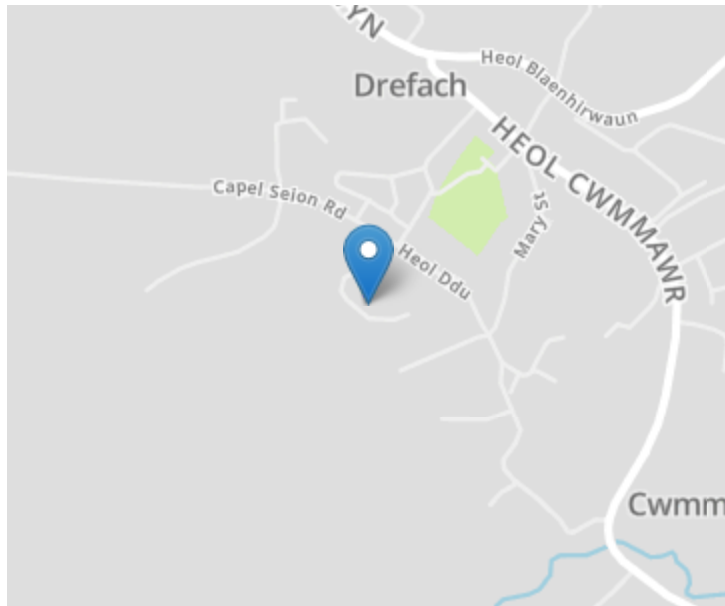
**REF: R/3465/LD**

**£450,000**

\*\*\* No onward chain \*\*\* Family living at its best \*\*\* Highly desirable detached executive style residence \*\*\* Stylish and contemporary 4 bedroomed, 2 bathroomed accommodation \*\*\* Fully refurbished to exacting standards \*\*\* High end fixtures and fittings \*\*\* Brand new fully fitted modern kitchen and bathroom suites \*\*\* Beautiful and spacious Family home \*\*\* Highly sought after residential development in a convenient commuting location \*\*\* Oil fired central heating, UPVC double glazing and good Broadband speeds available

\*\*\* Extensive plot with generous level lawned garden to the front and rear \*\*\* Double detached garage with tarmacadamed driveway \*\*\* Picturesque and far reaching views to the rear over Mynydd Mawr

\*\*\* Popular Village with excellent facilities \*\*\* Commuting distance to Llanelli, Carmarthen and Swansea \*\*\* No work needed - Move in and enjoy \*\*\* An exciting opportunity - Contact us today to view \*\*\* Walk Through Video: Available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



## LOCATION

Located within the Village of Drefach which is located on the Porthyrhyd to Tumble Road, 2.5 miles from the A48 Motorway intersection at Cross Hands and 6 miles from the M4 termination at Junction 49 Pont Abraham of M4. The County Town of Carmarthen is within 8 miles. Drefach offers a range of local facilities including Junior School, Garage, Shop and Places of Worship.

## GENERAL DESCRIPTION

A modern contemporary style recently completed and refurbished 4 bedroomed, 2 bathroomed executive style residence that benefits from oil fired central heating, UPVC double glazing and good Broadband speeds.

The property sits on an extensive plot within a sought after development with the plot providing generous front and rear lawned garden areas with the rear being fully fenced and private.

The property has recently been fully refurbished to exacting standards and provides the most perfect Family home.

It enjoys a convenient position within the popular Village of Drefach with excellent everyday facilities whilst also being within commuting distance to Llanelli, Carmarthen and Swansea and being within close proximity to the M4 Motorway.

Therefore a property deserving early viewing and currently consisting of the following.

## THE ACCOMMODATION

### PORCHWAY

With double Mahogany doors leading to a generous Entrance Hallway.

### RECEPTION HALL

With a vaulted ceiling and a glass balustrade staircase leading to the first floor living accommodation.



### RECEPTION HALL (SECOND IMAGE)



## LIVING ROOM

21' 5" x 13' 4" (6.53m x 4.06m). With patio doors opening onto the rear garden area, open fireplace.



## LIVING ROOM (SECOND IMAGE)



## CLOAKROOM

Of contemporary style with low level flush w.c., vanity unit with wash hand basin, radiator.



## DINING ROOM/HOME OFFICE

11' 8" x 10' 0" (3.56m x 3.05m). With radiator.



## KITCHEN/DINER

24' 0" x 11' 9" (7.32m x 3.58m). A brand new contemporary styled fitted kitchen with a fantastic range of wall and floor units with Quarts work surfaces over, 1 1/2 sink and drainer unit, eye level electric oven, 4 ring hob with extractor hood over, integrated dishwasher and upright fridge and freezer, extensive breakfast bar.





**KITCHEN/DINER (SECOND IMAGE)****KITCHEN/DINER (THIRD IMAGE)****DINING AREA**

With patio doors opening onto the garden area.

**UTILITY ROOM**

11' 8" x 6' 3" (3.56m x 1.91m). With fitted floor units with Quarts work surfaces over, housing Worcester oil fired central heating boiler, fully glazed rear entrance door.

**FIRST FLOOR****GALLERIED LANDING**

Approached via an attractive Oak staircase with glazed balustrade, built-in airing cupboard housing the hot water cylinder and control systems.

**GALLERIED LANDING (SECOND IMAGE)****BEDROOM 1**

11' 7" x 11' 7" (3.53m x 3.53m). With radiator.



**BEDROOM 2**

13' 9" x 11' 10" (4.19m x 3.61m). With radiator.

**BEDROOM 4**

13' 8" x 9' 4" (4.17m x 2.84m). With radiator.

**BEDROOM 3**

15' 3" x 12' 0" (4.65m x 3.66m). With radiator.

**FAMILY BATHROOM**

12' 0" x 8' 0" (3.66m x 2.44m). A stylish suite with a large walk-in shower with drying area, corner panelled bath, low level flush w.c., floating vanity unit with an oval wash hand basin and mixer tap, chrome heated towel rail.

**EN-SUITE SHOWER ROOM**

9' 6" x 3' 10" (2.90m x 1.17m). A contemporary styled suite with a walk-in shower cubicle, low level flush w.c., floating vanity unit with an oval ceramic wash hand basin with mixer tap, chrome heated towel rail.

**BATHROOM (SECOND IMAGE)**



## EXTERNALLY

### DETACHED DOUBLE GARAGE

21' 4" x 19' 8" (6.50m x 5.99m). With double up and over doors, side service door, part stone faced with a tiled roof.



DETACHED DOUBLE GARAGE (SECOND IMAGE)



## GARDEN

The property enjoys an extensive plot with a pleasant and generous lawned garden to the front and rear. Currently a blank canvas and ideal for any Family home. The rear garden has recently been re-fenced and is now private whilst enjoying fine views to the rear.



PATIO AREA



FRONT OF PROPERTY



## REAR OF PROPERTY



## PARKING AND DRIVEWAY

A tarmacadamed driveway lies to the side of the property giving easy access to the main house, the garden and the garage.



## AGENT'S COMMENTS

A fully refurbished and highly desirable property in a sought after location. A must view.

### what3words

what3words will point you to where the properties lies on the map - [button.costumed.wording](https://www.what3words.com)

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

## COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'G'.

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, Broadband available.

## Directions

Heading East on the A48 take the Porthyrhyd junction and as you head to the mini roundabout take the third exit onto the B4310 for Porthyrhyd. Continue into the Village of Porthyrhyd and at the 'T' junction take the right hand turning towards Drefach. As you head into the Village of Drefach continue past the Garage and Nisa Local Store. Take the next right hand turning onto Heol Cwmm Mawr. Continue on this road for 200 yards until you come to a roundabout. Take the second exit onto Mary Street. Continue along Mary Street and take the first left hand turning onto Heol Ddu. Continue down Heol Ddu for around 300 yards until you come to the entrance to Caeffynnon Estate. Continue through the Estate and the property will be found thereafter on your right hand side.

WALK THROUGH VIDEO: Available on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)


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VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



# Caeffynnion

Approximate Gross Internal Area = 169.9 sq m / 1829 sq ft

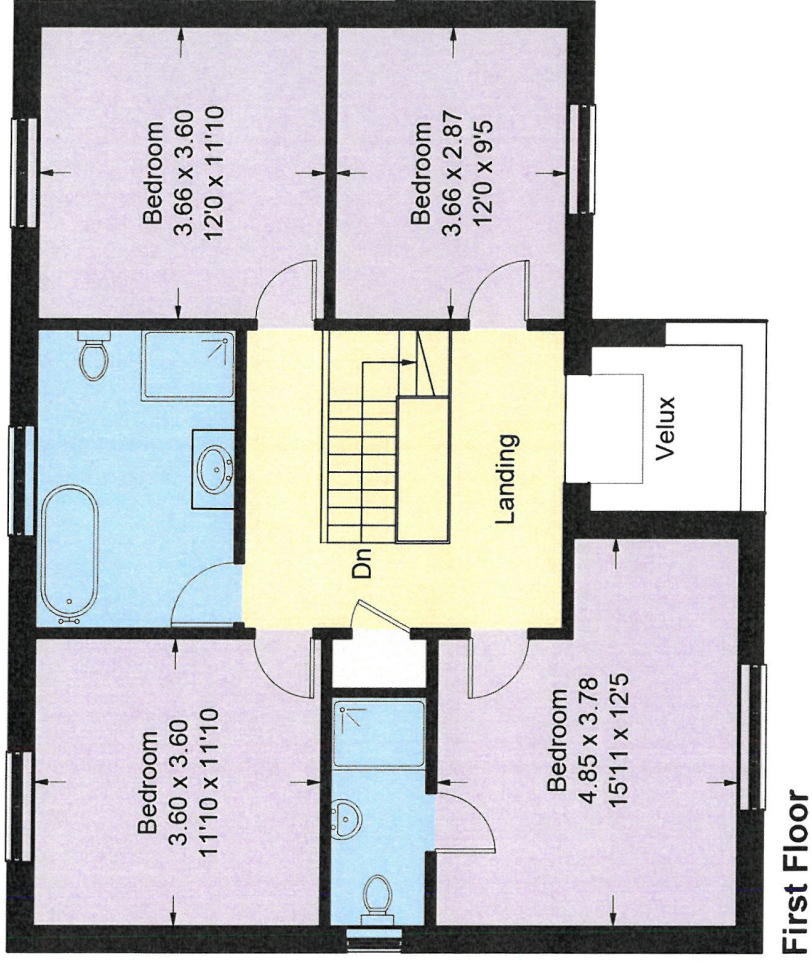
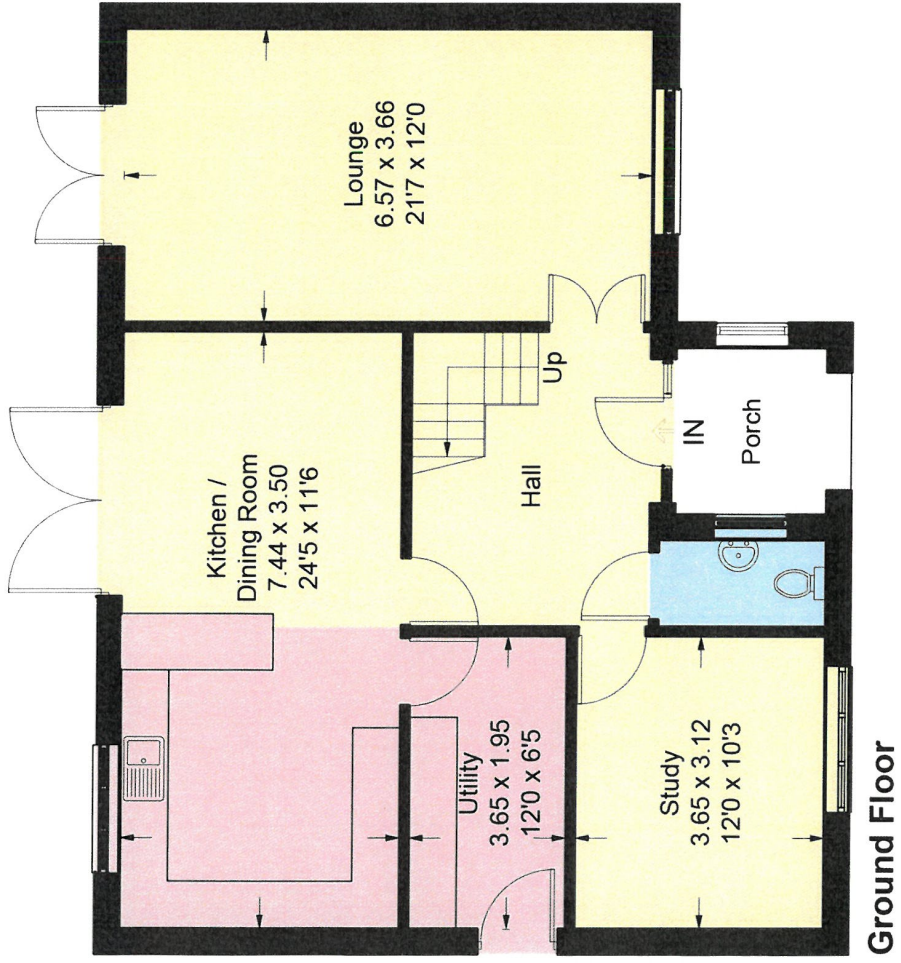


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