

*Lovely Modern Family Starter Home. Well Presented & Master Bedroom En Suite. Larger Than Normal Parking/ Yard Area. Landscaped Garden With Sunny Aspect. Early Viewing*



**15 Bro Eithin, Cefneithin, Llanelli, Carmarthenshire. SA14 7AZ.**

**£220,000**

**R/5062/NT**

A lovely presentation of a modern end of cul de sac corner plot. Larger than usual parking/ enclosed yard area to side and land scaped garden with sunny aspect. The property is well presented with the main bedroom having an En suite. An Ideal family starter home conveniently situated in Cefneithin village with schools, near the ever growing Cross Hands with ample shops and good access for the dual carriageway for the M4. Offering good sized accommodation and in good decorative order the property has electric charging point and a B rating energy rating. A lovely location for the young family needing easy access to the surrounding area.



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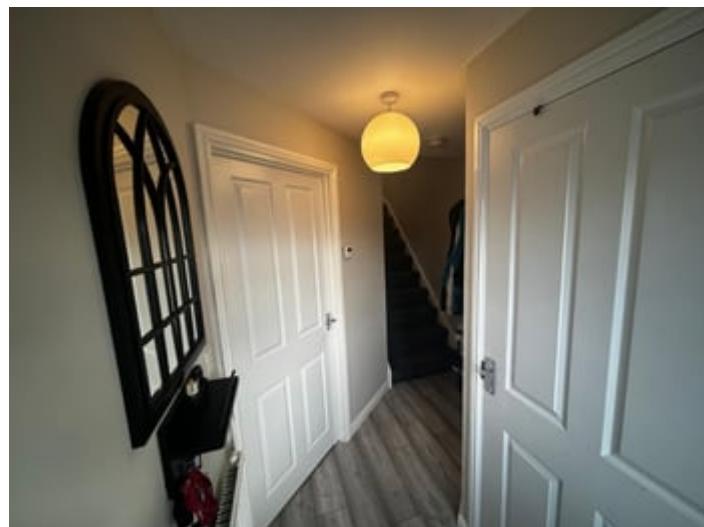
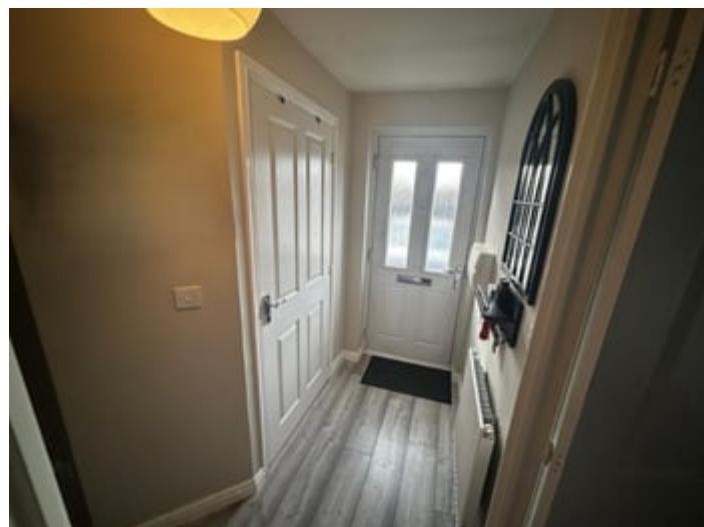
**CARMARTHEN**  
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## Location

Situated between Cefneithin and Cross Hands. Between then offering excellent facilities with national and traditional retailers. Schools with Maes Y Gwendaeth a short walk. Dual carriageway connection to the A 40 is nearby with the M4 being 7 miles approx. Llandeilo is 9 miles. Pembrey Country Park is 16 miles. Carmarthen & Llanelli 11 Miles. City of Swansea 22 miles. Ammanford is 7 miles.

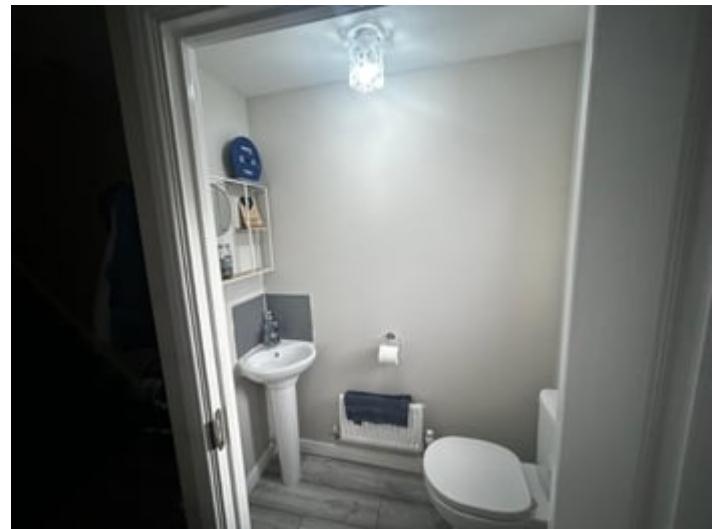
## Hallway

Staircase and doors to



## Cloakroom

WC and wash hand basin.



## Lounge

4.37m x 3.67m (14' 4" x 12' 0") Max.  
Under stairs storage cupboard. UPVC window to the front.





## Kitchen / Dining Room

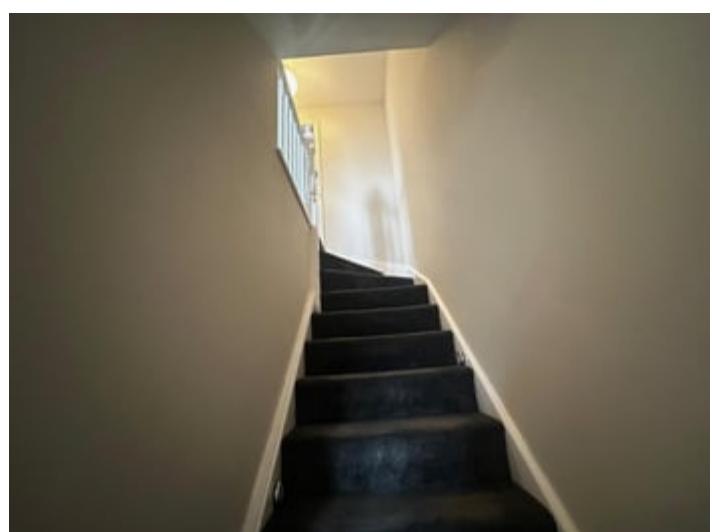
15' 2" x 9' 0" (4.62m x 2.74m)

Fitted with a modern range of eye and base level units with worktop over. Stainless steel sink unit with side drainer. Electrolux built in oven and hob with extractor unit over. Wall mounted Ideal Logic gas fired combination boiler. Window & Patio doors leading to outside seating area.



## Landing

Doors to Store cupboard, loft access and doors to

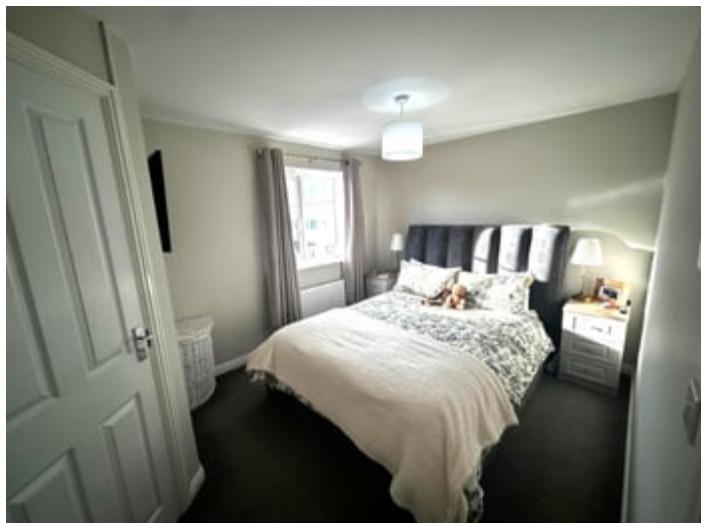




### Master Bedroom

12' 1" x 9' 6" (3.68m x 2.90m)

UPVC window to the front. Built in storage cupboard. Door to:



### Bedroom 2

9' 1" x 7' 7" (2.77m x 2.31m)

Double glazed window to rear.



### En Suite

5' 11" x 5' 2" (1.80m x 1.57m)

W.C. Pedestal wash hand basin. Glazed shower enclosure.



### Bedroom 3

7' 7" x 5' 9" (2.31m x 1.75m)

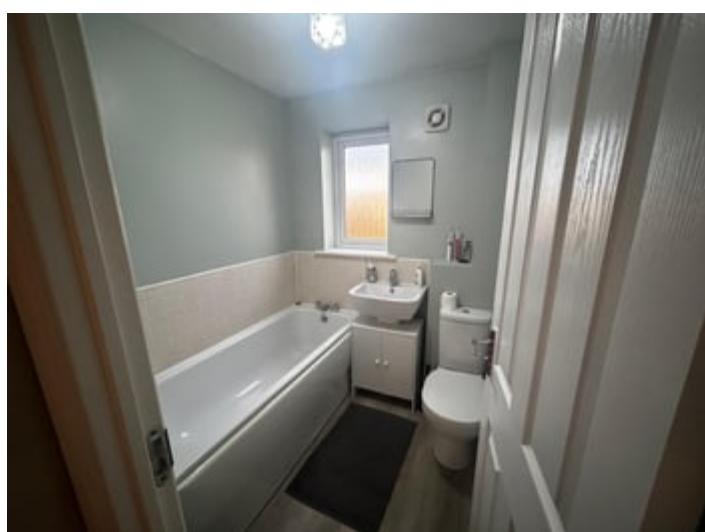
Double glazed window to rear.



### Bathroom

6' 1" x 5' 9" (1.85m x 1.75m)

Panelled bath, pedestal wash hand basin. Low flush W.C.



### Externally

To the front of the property is a tarmac driveway with off road parking space for two vehicles.

To the side and rear of the property the exceptionally spacious garden area is totally enclosed and laid mainly to lawn. The area to the side has been gated off to create further parking area. To the rear is the garden area and patio off the patio doors with decked patio area to enjoy the evening sun.





## Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and gas central heating.

## Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

## Council Tax

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: C.

## Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** None.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** B (83)

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		96
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			98
(92+)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

## Directions

Directions : From Cross Hands roundabout take the Llandeilo Road towards Gorslas. In Gorslas village after passing the garage turn Left towards Cefnethin. Pass Cwmcerig Farmshop entrance go under the bridge and turn left to Spine Road and turn first right into Bro Eithin. At the T junction turn right and left and the property will be found the last on the right hand side.

For further information or to arrange a viewing on this property please contact :

**Carmarthen Office**  
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**SA31 3AD**

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