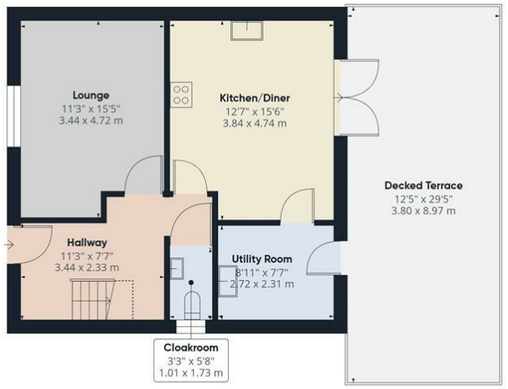
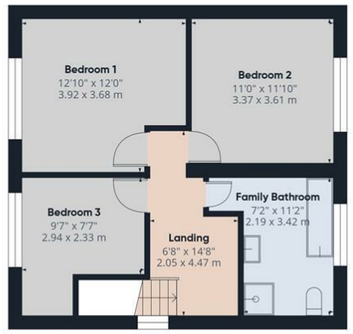


Floor 1



Floor 2

Approximate total area(1)

1074 ft²

99.8 m²

Balconies and terraces

363 ft²

33.7 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 water, electric and sewerage connected. Oil central heating. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'E'

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

Take-on JHL/SC/0226/OK

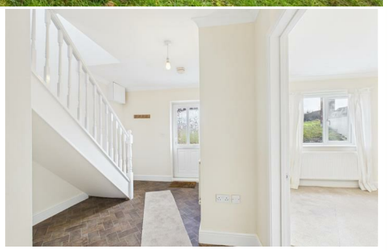
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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

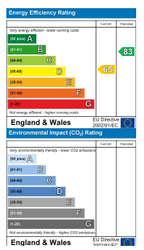
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



Cuddfan Heol Y Foel, Foelgastell, Llanelli, Camarthenshire, SA14 7EG

- **Detached Property**
- **Cloakroom & Upstairs Family Bathroom**
- **Driveway To The Side**
- **Chain Free!**
- **One To View!**
- **Three Bedrooms**
- **New Carpets in Lounge & All Bedrooms**
- **Panoramic Open Countryside Views To The Rear**
- **Village Location with Good Links To Carmarthen & Crosshands**
- **EPC RATING D. COUNCIL TAX BAND E.**



£225,000

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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
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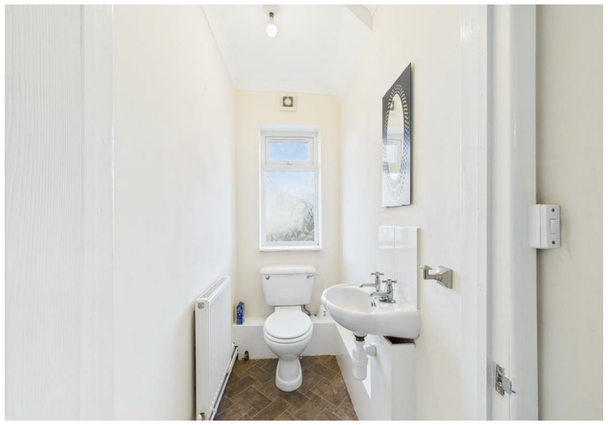
The Agent that goes the Extra Mile



Situated on the cusp where Cefniethin and Foelgastell meet on Heol Y Foel, a road where all properties differ from each other but share the idyllic surroundings of quiet, semi-rural charm. Chain free and eager to welcome all you lucky buyers, this detached "turn-key" property boasts a cloakroom downstairs and upstairs family and the view from the rear of the open countryside certainly is one to admire. Call us today on 01554 759655 to arrange a viewing and see what's behind the door of "Cuddfan". EPC RATING D. COUNCIL TAX BAND E.

Accommodation comprises : Hallway, lounge, cloakroom, spacious kitchen/diner which lead out onto a raised decked terrace area to admire those country views, utility room, landing, family bathroom and three bedrooms. Low-maintenance frontage with driveway to the side that leads to the rear garden which is a blank canvas for you!

The property is situated on the fringe of the village of Foelgastell. It is approximately 9 miles from the Country Market town of Llandeilo, which provides a good range of amenities and a rail link on the 'Heart of Wales' line. The busy centre of Cross Hands with its retail parks is approximately 2 miles, and the county administrative town of Carmarthen is about 14 miles. The M.4 motorway can be joined at Pont.

..AGENTS VIEWING NOTES

KEY INFORMATION Traditionally built property. Mains electric, sewerage and water connected. Oil central heating (service Certificate on file for 2/26). Council Tax Band E. The driveway is steep. There is no boundary wall to the left of the property. There are easements on the title, we have a copy on file. For this location according to Ofcom this is the following information: Broadband availability- up to Ultrafast (1800 Mpbs), Mobile availability- full 02 coverage, variable coverage for EE, Three and Vodaphone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. *** what3words : ///innovate.headless.advising ***

HALLWAY

CLOAKROOM

LOUNGE

KITCHEN/DINER

UTILITY ROOM

LANDING

FAMILY BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

DIRECTIONS

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