

1074 ft²99.8 m²

Balconies and terraces

363 ft²

Reduced headroom

13 ft²

(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

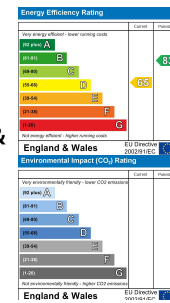
01554 759655
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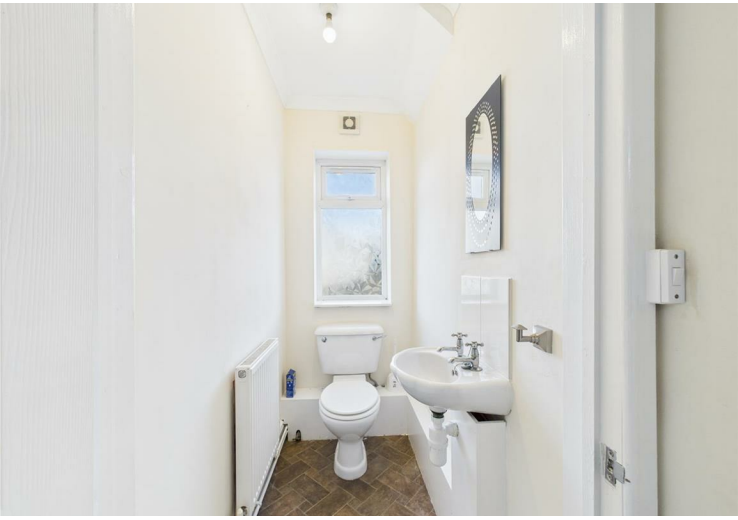


£225,000

The Agent that goes the Extra Mile

- 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.





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: ///jammy.reseller.sinkhole ***

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.