

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: We have not checked or tested any of the services or appliances at the property.

TAX: Band 'C'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

Take on AJS/SC/0323/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.

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

39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659



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

- Semi-detached Property
- Cloakroom, Bathroom & En-suite Shower Room
- Immaculately Presented
- Parking With An Electric Charging Point
- Prime Location
- Three Bedrooms
- Modern Property
- Larger Than Average Rear Garden
- Ideal FTB/Investment
- EPC RATING B

Offers In The Region Of £189,950

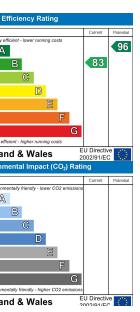
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



39 Quay Street, Ammanford, Dyfed, SA18 3BS

EMAIL: ammanford@westwalesproperties.co.uk TELEPHONE: 01269 596659

The Agent that goes the Extra Mile

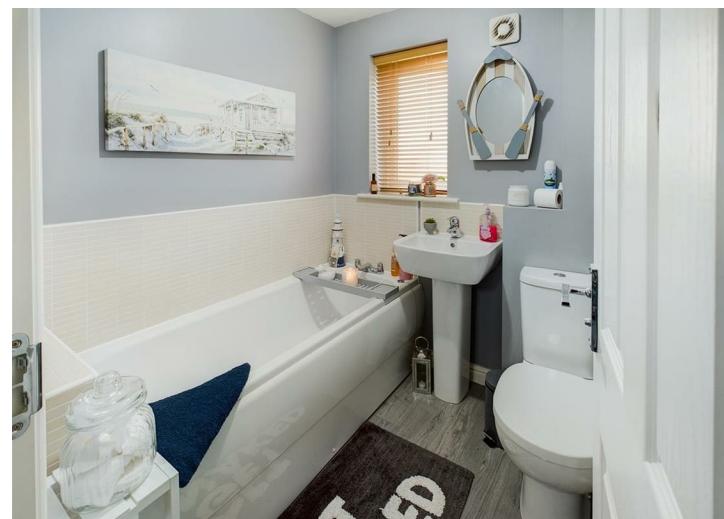




Perfectly positioned in one of the most sought after spots in the quiet estate of Bro Eithin we would like to introduce to you this little beauty! This semi-detached property offers the lucky buyer a garden that is a lot more spacious compared to your neighbours along with an electric charging point being another bonus. An excellent example of what we call a "turn-key" property, immaculate and presented to a very high standard, but don't just take our word for it, call today on 01269 59669 for your chance to view. EPC RATING B.

Accommodation comprises of : Hallway, cloakroom, lounge, kitchen/diner, bathroom, three bedrooms-master with an en-suite shower room. Externally, open aspect frontage with electric charging point. To the rear, an enclosed spacious garden that wraps around to the side with a lower patio area and a raised decked area.

Cefnethin 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.



HALLWAY

CLOAKROOM

5'6" (max) x 3'0" (max) (1.70 (max) x 0.93 (max))

LOUNGE

14'4" (max) x 12'0" (max) (4.37 (max) x 3.67 (max))

KITCHEN/DINER

8'10" (max) x 15'2" (max) (2.71 (max) x 4.64 (max))

FIRST FLOOR-LANDING

BEDROOM 1

9'6" (max) x 9'10" (max) (2.91 (max) x 3.00 (max))

EN-SUITE SHOWER ROOM

5'11" (max) x 5'2" (max) (1.81 (max) x 1.60 (max))

BEDROOM 2

7'6" x 9'3" (2.30 x 2.82)

BEDROOM 3

7'7" (max) x 5'9" (max) (2.32 (max) x 1.76 (max))

BATHROOM

5'10" (max) x 6'0" (max) (1.80m (max) x 1.85m (max))



DIRECTIONS

From our Ammanford Office Take Baptist Ln to A474. Turn left onto Baptist Ln. Turn right towards A474. Follow A483 to Hendre Rd in Tycroes for approx 1.6 miles. Turn right onto Hendre Rd. Continue onto Waterloo Rd/B4297. After approx 1.7 miles bear left follow Black Lion Rd to Cross Hands Rd/A476 in Gorslas Turn left onto Cross Hands Rd/A476 then turn left onto Llandeilo Rd/A476. Continue on Cefnethin Rd and follow the road, taking the first turning off on your left signposted "Spine Road", take the first turning on your right signposted "Bro Eithin". Follow the road around until you get to number 15.

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