

Floor 1

- Lounge: 13'8" x 10'6" (4.18 x 3.22 m)
- Utility Room: 5'2" x 7'9" (1.59 x 2.37 m)
- Kitchen Area: 7'6" x 8'2" (2.29 x 2.50 m)
- Diner Area: 11'2" x 10'1" (3.42 x 3.07 m)
- Hallway: 15'9" x 4'3" (4.81 x 1.31 m)
- Cloakroom: 6'11" x 2'10" (2.11 x 0.87 m)

Floor 2

- Bedroom 1: 9'0" x 11'8" (2.74 x 3.57 m)
- Bathroom: 6'4" x 8'11" (1.95 x 2.73 m)
- Bedroom 2: 11'2" x 8'11" (3.40 x 2.72 m)
- En-suite: 5'7" x 6'2" (1.70 x 1.89 m)
- Landing: 6'2" x 3'0" (1.90 x 0.94 m)
- Bedroom 3: 6'7" x 8'10" (2.01 x 2.70 m)
- Landing: 9'9" x 2'9" (2.99 x 0.86 m)

Approximate total area¹⁾
924.94 ft²
85.93 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

Take on JHL/SC/0824/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

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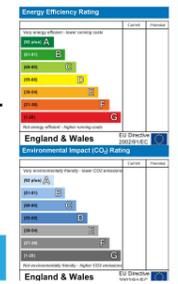


10 Coed Y Dderwen, Cwmgwili, Llanelli, Carmarthenshire, SA14 6DZ

- Timber-framed, New-build, Semi-detached Property
- Spacious Kitchen/Diner
- Modern & Well-presented
- Small Hamlet Close to Crosshands Retail Park
- EPC RATING B. COUNCIL TAX BAND C.
- Three Bedrooms
- Cloakroom, Bathroom & En-suite
- Quiet Residential Estate
- Air Source heat Pump & Privately Owned Solar Panels

£250,000

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





We are delighted to offer for sale this modern and spacious three-bedroom semi-detached property situated in the semi-rural location of Cwmgwili.

Its location offers excellent road links, heading East via the M4 junction 49, which is a matter of minutes away, and road links heading to the delightful market town of Carmarthen and onwards to West Wales' award-winning coastline.

The property benefits to the ground floor of entrance hallway, cloakroom, lounge, kitchen dining area and utility room. On the first floor, the main bedroom has an en suite, and there are two further bedrooms, a family bathroom, and access to a fully boarded loft.

Externally, the property offers driveway parking for two vehicles with gated access to the enclosed rear garden. This property has privately owned solar panels and a ground source heat pump for buyers looking for a more sustainable energy supply.

It is situated in the hamlet of Cwmgwili, near the villages of Saron and a short distance from Capel Hendre, which has its post office/stores, places of worship, and public houses. It is a short drive to Ammanford, which provides a good range of amenities, along with a rail link on the 'Heart of Wales' line and very close proximity to the popular retail parks in Crosshands. The county administrative town of Carmarthen is approximately 15 miles, and the M.4 motorway (4 miles) can be joined at Pont Abraham, providing access to the University city of Swansea and, of course, is the main route to the rest of the cou



..AGENTS VIEWING NOTES

KEY INFORMATIONTimber-framed property built in 2020- the property is insured by PGNB 10-year warranty and expires on 12/07/2030 . Mains, electricity, water, and sewerage are connected. Air source heat pump system. Has privately owned solar panels. According to Ofcom the following information on: Broadband availability- Superfast (47 Mbps). Mobile availability - limited coverage with Three and O2, no coverage with EE and Vodaphone. The property is a coal mining area; a mining report is recommended. The title has covenants and easements; we have the title on file and advise that you request a copy.

HALLWAY

CLOAKROOM

LOUNGE

KITCHEN/DINER

UTILITY ROOM

LANDING

BATHROOM

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3



DIRECTIONS

At our office head out of Ammanford driving towards "Penybanc", then driving onwards passing past the "Mountain Gate" to the village of "Tycroes". Turn right at "Hendre Road" and follow the road till you get to a crossroads with traffic lights in "Capel Hendre" onto "Lotwen Road". Continue driving on taking the third turning on your left signposted "Coed Y Cadno", then take the first right signposted "Coed Y Dderwen". The property is situated on the right, number 10.

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