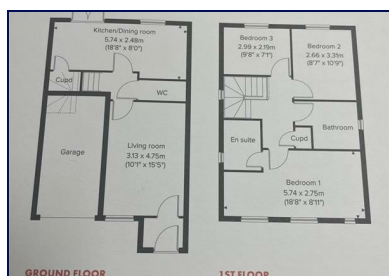


## Grasmere, Plot 172 Heol Cae Pwnd, Cefneithin, Llanelli, Carmarthenshire, SA14 7BZ



**Asking price £249,995**



An attractive three bedroom family home, the Grasmere is ideal for modern living. The bright open plan kitchen/dining room with French doors leading into the garden is perfect for entertaining. The front porch, downstairs WC and two storage cupboards take care of everyday storage. Plus there's an en suite to bedroom one, family bathroom and integral garage. Mains gas central heating.

The Parc Cerrig new development offers a range of two, three, four & five bedroom homes. The hub of Crosshands is 0.7 miles away, and perfectly located for commuters to Carmarthen, Llanelli and beyond. Ask us about buying options.

EPC: B Square Feet: 921 Council Tax Band: TBC

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**RICS**



naea | propertymark

PROTECTED

## **Hall**

Door into living room.

## **Living Room**

15'5 x 10'1 (4.70m x 3.07m)

Window to front, door into inner hall.

## **Kitchen/Dining Room**

18'8 x 8'0 (5.69m x 2.44m)

French doors and window to rear, understair cupboard.

## **Downstairs W.C.**

## **FIRST FLOOR**

### **Landing**

### **Bedroom 1**

18'8 x 8'11 (5.69m x 2.72m)

Triple windows facing front. Door to en-suite.

### **En-Suite**

Window facing side.

### **Bedroom 2**

10'9 x 8'7 (3.28m x 2.62m)

Window facing rear.

### **Bedroom 3**

9'8 x 7'1 (2.95m x 2.16m)

Window facing rear.

## **Bathroom**

Window facing side.

## **Externally**

Front driveway, side access, front garden area, enclosed rear garden.

## **Integral Garage**

Front access up and over door.

## **Services**

Advised all services are mains.

**You are welcome to view this property .... Please contact this office to arrange an appointment.**

**Please note:** All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

#### **Chartered Surveyor Services**

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.