



The Croft , Cefneithin, Llanelli, SA14 7EP

Offers in the region of £149,950

CASH BUYERS ONLY - A detached bungalow of non-traditional construction and in need of modernisation. Located in a quiet, rural location yet within striking distance of the A48 so making the major towns of Carmarthen, Llanelli and Swansea in easy travelling distance. Llyn Llech Owain Country Parc is within approximately one mile.

Accommodation comprises entrance hall, lounge, kitchen, utility area, bathroom and 3 bedrooms and benefits from electric heating, uPVC double glazing, garage and parking and good size rear garden.

Main entrance

Wooden entrance door into

Entrance hall

with economy 7 heater and coat hooks

Lounge

10'3" x 15'0" (3.14 x 4.58)



with solid fuel fire in tiled surround, 2 x economy 7 heaters and uPVC double glazed window to front and side.

Kitchen

10'4" x 9'10" (3.16 x 3.02)

with wall and base units, stainless steel double drainer sink unit, electric cooker point, part tiled walls and uPVC window to side.

Utility Room

5'4" x 9'5" (1.63 x 2.89)



with base units, plumbing for automatic washing machine, economy 7 heater, uPVC double glazed window to rear and wooden door to rear.

Bathroom

5'2" x 5'11" (1.6 x 1.81)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, part tiled walls and uPVC double glazed window to side.

Bedroom 1

10'3" x 11'10" (3.14 x 3.61)



with economy 7 heater and uPVC double glazed window to front.

Bedroom 2

10'3" x 11'9" (3.14 x 3.6)



with economy 7 heater and uPVC double glazed window to rear.

Bedroom 3

7'5" x 9'7" (2.27 x 2.93)



with economy 7 heater and 2 uPVC double glazed windows to rear.

Outside



Off road parking for one car to front and detached garage. Lawned garden to front and side. Good size rear garden (currently overgrown) with glass house. Outside tap.

Services

Mains water and electricity. Private drainage.

Council Tax

Band

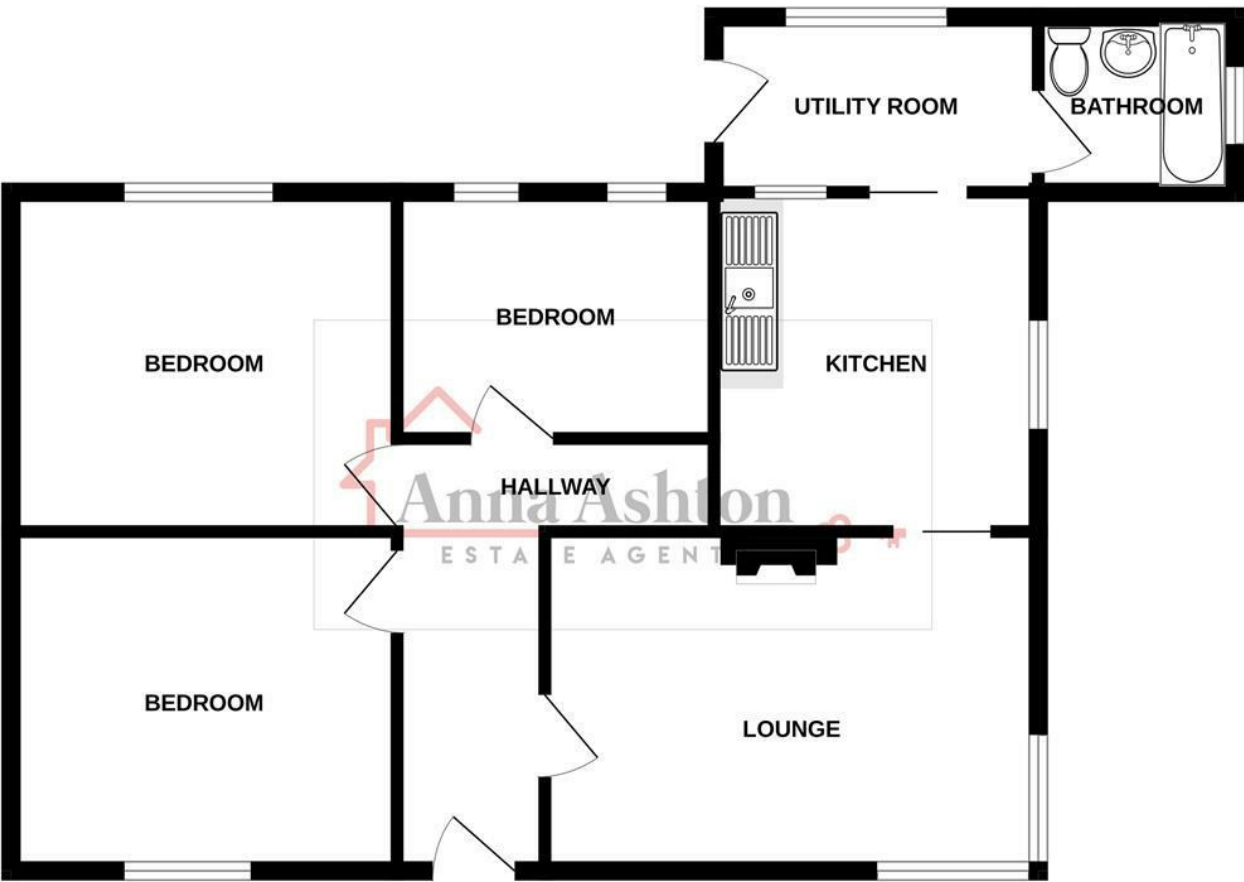
Directions

From the six ways crossing in Gorlas take Church Road towards Llyn Loch Owain. Travel past the entrance to the country park and after passing several properties take the first left turn. Pass 2 large farms on the right hand side then turn left onto a farm lane (identified by our For Sale board) and after approximately 50m the property will be found on the right hand side.

NOTE

All internal photographs are taken with a wide angle lens.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.