



ESTATE AGENTS



8 Cae Coch, Drefach, Llanelli, SA14 7AL

Offers in the region of £385,000

Welcome to this charming detached bungalow located in the picturesque area of Cae Coch, Drefach, Llanelli. This well-presented property boasts a modern open plan kitchen/diner, perfect for entertaining guests or enjoying family meals together.

With three bedrooms, including an ensuite for added convenience, this bungalow offers ample space for a growing family or those who enjoy having extra room for guests. The property features oil central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year.

One of the standout features of this property is the integral garage and parking for up to three vehicles, providing plenty of space for storage and making parking a breeze. Whether you're a car enthusiast or simply looking for extra storage space, this feature is sure to impress.

Don't miss out on the opportunity to own this delightful detached bungalow in a sought-after location. Book a viewing today and envision the possibilities this property holds for you and your loved ones.

Ground Floor

Entrance Hall

24'4" x 5'0" (7.44 x 1.54)



with uPVC double glazed door, radiator, hatch to roof space, double cupboard with rail and laminate floor.

Lounge

14'9" x 16'4" (4.50 x 5.00)



with two radiators, uPVC double glazed window to side and uPVC double glazed patio doors to rear.

Kitchen

18'2" x 12'4" (5.56 x 3.78)



with base and wall units, stainless steel one and a half drainer sink unit, mixer taps, four ring electric hob, extractor, eye level built in oven, plumbing for automatic dish washer, part tiled walls, laminate floor, radiator, skirting lights, built in wine fridge and uPVC double glazed window to rear.

Utility

6'0" x 9'8" (1.85 x 2.96)



with units, stainless steel single drainer sink unit, plumbing for automatic washing machine, part tiled walls, laminate floor, radiator, fire safety door to integral garage and uPVC double glazed door to rear.

Bedroom 1

11'5" x 11'5" (3.49 x 3.50)



Bedroom 2

8'9" x 11'10" (2.68 x 3.62)



with radiator, built in wardrobe and uPVC double glazed window to front.

with radiator and uPVC double glazed window to front.

En Suite

3'9" x 8'11" (1.16 x 2.73)



Bedroom 3

10'4" x 12'4" (3.16 x 3.78)



with low level flush WC, vanity wash hand basin, cubical shower with mains shower, tiled floor, tiled walls, heated towel rail, radiator, extractor fan and uPVC double glazed window to side.

with radiator and uPVC double glazed window to side.

Bathroom

7'8" x 8'11" (2.36 x 2.73)



with low level flush WC, vanity wash hand

basin, pan bath, cubical shower with double head mains shower, tiled walls, tiled floor, extractor fan, heated towel rail, radiator and uPVC double glazed window to side.

Outside

with side brick driveway to garage, gated entrance either side to rear, pebbled area with slabbed path down middle to covered front door. Brick layed patio all around fence, various patio slabbed paths leading to steps at rear of garden. Stoned areas with stepping stones, top and light mature shrubs and Wendy house shed. Fine views over a nature reserve and farmland to the rear.

Integral Garage

17'0" x 9'9" (5.19 x 2.99)



with electric roll door, boiler and uPVC double glazed window to side.

Services

with oil central heating, mains electricity, water and solar panels.

Council Tax

Band E

NOTE

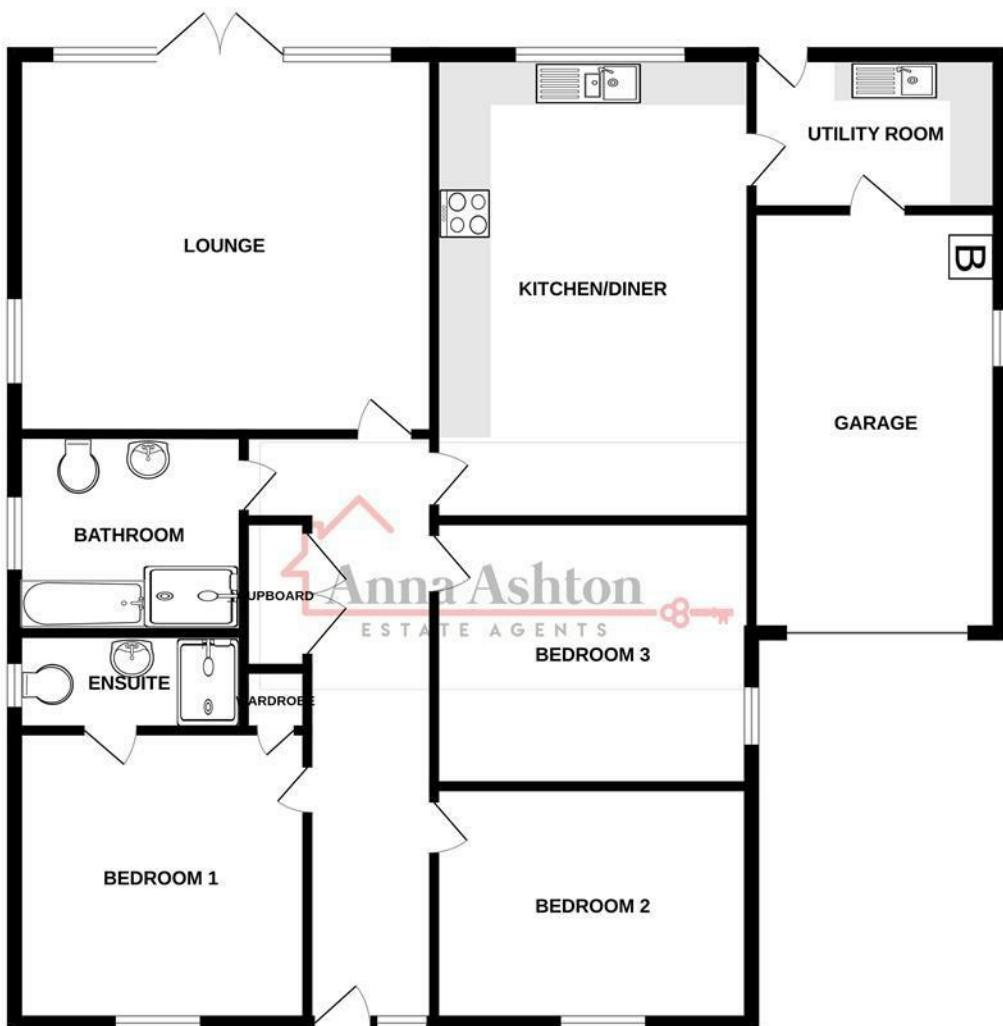
All photographs are taken with a wide angle lens.

Directions

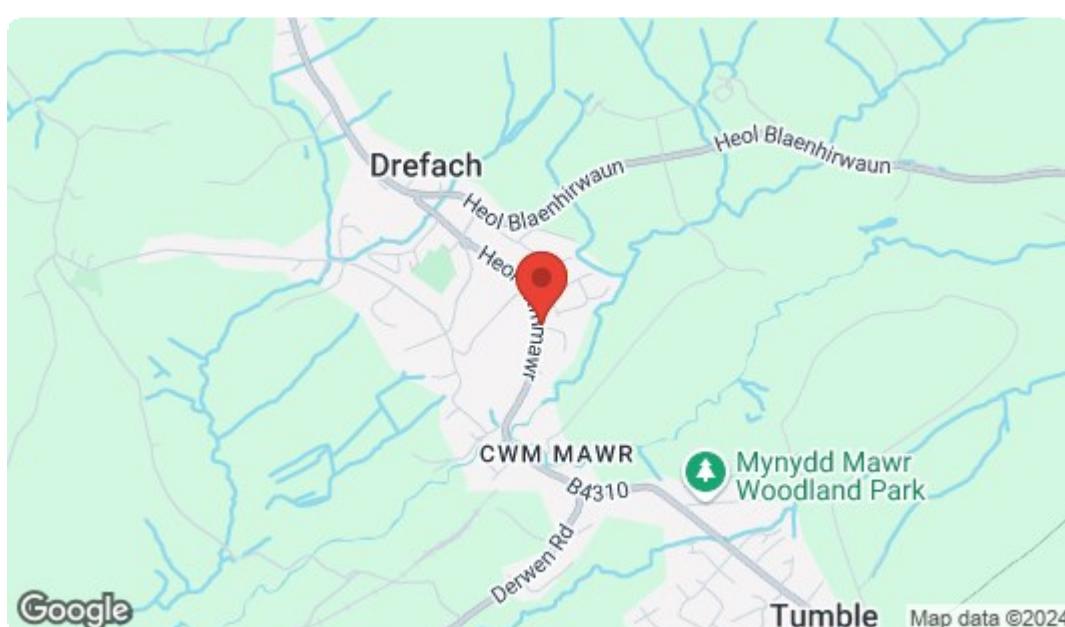
From the crossroads in the centre of Cross Hands, follow the Carmarthen Road

followed by Heol Blaenhirwaun. Pass Drefach Primary school and take the first left onto Heol Tyisaf. Turn left and take the first exit on the roundabout to the B4310. Follow Heol Cwmmawr and take the fourth left turn into Cae Coch. The house can be found on the left hand side.

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	89	92
(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.