



76 Heol Cae Pownd, Cefneithin SA14 7BZ

£189,995

EER 83 EIR 84

Modern 3 Bedroom Property

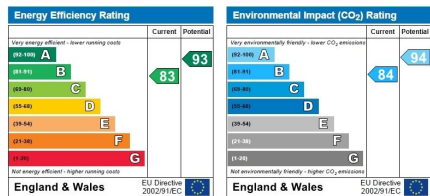
En-Suite Facilities

Gas C/H

Garage

Popular Development

No Onward Chain



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DESCRIPTION

****NO CHAIN****

A modern detached three bedroom property situated on a popular development in the village of Cefneithin. The property benefits from en-suite facilities to the master bedroom, first floor family bathroom and ground floor WC. There is gas fired central heating and double glazing to the property. Externally an enclosed rear garden and detached garage. Conveniently located to secondary and primary schools and the M4 motorway via the A48 dual carriageway connection at Cross Hands. Out of town retailers are located at Cross Hands business park. Please note there is no onward chain. Under the estate agency act 1979 we are obliged to inform you that a member of Countrywide has a connection with this property.

ENTRANCE HALLWAY

Stairs to first floor.

CLOAKROOM

WC, wash hand basin, radiator.

LOUNGE

Double glazed window to front, double glazed french doors to side, radiator.

KITCHEN/BREAKFAST ROOM

Double glazed windows to front and side, fitted with a range of wall and base units, 1½ bowl sink unit

and draining board, gas hob, electric oven with extractor fan over, part tiled walls, radiator.

UTILITY ROOM

Double glazed glass panel door to rear, gas boiler providing domestic hot water and central heating, plumbing for washing machine, radiator.

FIRST FLOOR LANDING

Double glazed window to rear, entrance to loft, radiator.

MASTER BEDROOM

Double glazed windows to front and side, radiator.

EN-SUITE

Double glazed window to front, WC, pedestal wash hand basin, shower cubicle, radiator.

BEDROOM 2

Double glazed windows to front and side, radiator.

BEDROOM 3

Double glazed window to side, radiator.

BATHROOM

Double glazed window to front, suite comprises panelled bath, WC, pedestal wash hand basin, part tiled walls, radiator.

EXTERNALLY

An enclosed manageable south facing rear garden partly laid to lawn and gravel, paved patio. Detached garage with up and over door.

SERVICES

We are advised all main services are connected.

VIEWING

By appointment with the selling Agents on 01269 592401 or e-mail ammanford@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Ammanford office proceed to the traffic lights and turn right onto Wind Street. Continue straight through the roundabout onto the villages of Penybanc and Tycroes. Take the second right hand turning after the Mountain Gate signposted Capel Hendre. Continue through the village and turn left onto Black Lion Road and on reaching the junction at Gorslas square continue straight onto Cefneithin Road, passing the playground on the right hand side. Continue onto the village and just before Maes Y Gwendraeth school turn left into the new development where the property will be located and identified by the John Francis for sale board.