



Heol Y Parc, Cefneithin Llanelli

offers over **£550,000** Freehold

pa black



Heol Y Parc, Cefneithin Llanelli

PAblack Gorseinon are delighted to offer to market this substantial detached, 5 bedroom house with 7 acres of land with various outbuildings. Located in the popular village of Cefneithin and has access via a lane off Heol Y Parc itself.

To the ground floor the property consists of an entrance porch, generous open plan living area, large kitchen diner, downstairs bedroom, downstairs wet room, and storage cupboard. To the first floor there are 4 double bedrooms, family bathroom and landing area.

Please note: Due to restrictions we were unable to measure all rooms and all descriptions are verified by Vendor and all correct at the time of listing.

Viewing is highly recommended to appreciate this property as there is so much potential.

Reception Porch

4' 4" x 3' 9" (1.32m x 1.14m)

Accessed via Upvc framed and glazed front entrance door, tiled flooring, Upvc framed and glazed window to front, Upvc framed and glazed door into Main Living room.

Living Room

37' 4" x 12' 11" (11.38m x 3.94m)

With 2 x Upvc framed and glazed windows to front, Upvc framed and glazed double doors out to rear, opening on to the Fish Pond Area, stairs to first floor accommodation, hw radiators, feature stone wall and feature beams to ceiling, electric power points, TV connection point, carpet to floor.

Kitchen

21' 1" x 15' 2" (6.43m x 4.62m)

With Upvc framed and glazed door to rear, Upvc framed and glazed windows to rear and Upvc Bay effect window to side, fitted with a range of wall and base units having cream fascias and rolled edge work surfaces over, inset 4 ring gas hob and fitted electric oven with extractor fan over, plumbing for washing machine, 1.5 bowl sink unit with mixer tap over, bay effect window to side, oil boiler, tiled flooring, tiled splashbacks, feature beams to ceiling.

Utility Room

7' 7" x 4' 9" (2.31m x 1.45m)

Fitted with a range of base units, space for Tumble Drier, tiled to splashback and tiled flooring.

Downstairs Bedroom

18' 11" x 10' 8" (5.77m x 3.25m)

With Upvc framed and glazed double doors out to the front of the property with disabled ramp fitted, hoist to ceiling from the secondary bed around to the wet room





for ease of bathing, electric power points, hw radiator, TV connection point, carpet to floor.

Downstairs Bedroom

.18' 11" x 10' 8" (5.77m x 3.25m)

En-Suite Wet Room

14' 1" x 8' 5" (4.29m x 2.57m)

With Upvc framed and frosted glazed window to rear, hw radiator, sink set within a vanity unit, low level wc, waterproof flooring, hoist comes in from the bedroom to just above the "Jacuzzi inflatable hot tub" (which wont be staying, but the pipe work is already there for a new bath / Jacuzzi or something similar), power shower attached to wall above the bathing area, walls tiled to ceiling height with ceramic tiling.

Bedroom 1

15' 6" x 11' 8" (4.72m x 3.56m)

With 2 x Upvc framed and glazed windows to front and rear, hw radiator, electric power points, carpet to floor.

Bedroom 2

15' 3" x 11' 8" (4.65m x 3.56m)

Upvc framed and glazed window, hw radiator, electric power points, carpet to floor.





Bedroom 3

12' 9" x 9' (3.89m x 2.74m)

Upvc framed and glazed window, hw radiator, electric power points, carpet to floor.

Bedroom 4

11' x 9' (3.35m x 2.74m)

Upvc framed and glazed window, hw radiator, electric power points, carpet to floor.

Family Bathroom

15' 5" x 11' 1" (4.70m x 3.38m)

With 2 x Upvc framed and frosted glazed windows to front, panelled bath with mixer tap over, hw radiator, low level wc, separate shower cubicle, pedestal wash hand basin with mixer tap over, walls tiled to splashback, carpet to floor.

14, West Street, Gorseinon, SWANSEA, West Glamorgan, SA4 4AA

EPC Rating: E

Property Ref:GOR303533 - 0007

Note: While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. **Tenure:** We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

