



Cilfach , Capel Iwan, SA38 9LU

£225,000

A spacious Three Bedroom Semi-Detached Property with accommodation comprising: Hallway, L-Shaped Living & Dining Room, Kitchen, downstairs Cloakroom/WC. First Floor: Landing, Three Bedrooms and a Family Bathroom. Outside there is gravelled parking to the side with a good sized lawned garden to the rear.

Double glazed composite door opens to:-

Hall

Tiled floor, stairs rise off to the first floor, radiator, door to:-

Cloakroom

Low flush WC, corner sink unit with vanity cupboard below, extractor fan, tiled flooring.

L-Shaped Living/Dining Room



Upvc double glazed window to the front elevation, 2 radiators, Upvc double glazed French doors to the rear, door to:-

Kitchen



Having a range of wall and base units with complimentary work surface over, inset 1.5 bowl sink unit with mixer tap over, 4 ring ceramic hob, integrated electric oven, void and plumbing for washing machine and dishwasher, space for fridge/freezer, tiled flooring, radiator, double glazed to the side, double glazed window to the rear, wall mounted Worcester LPG boiler.

FIRST FLOOR

Landing

Loft access, doors to:-

Master Bedroom



Upvc double glazed window to the rear, radiator, built-in wardrobe.

Bedroom Two



Upvc double glazed window to the rear, radiator.

Bedroom Three



Upvc double glazed window to the front elevation, radiator, telephone/broadband point.

Family Bathroom



P shaped bath with screen and shower over, vanity sink unit, low flush wc, extractor fan, tiled walls.

Externally



The property is approached via a gravelled driveway and turning area with parking area to the side of the property. The rear garden benefits from a paved patio and seating area, accessed via the kitchen and living room. Large raised lawned garden, LPG storage tank, views over adjoining countryside.

Services, etc.

Services - Mains water, electricity and drainage. LPG fired central heating.

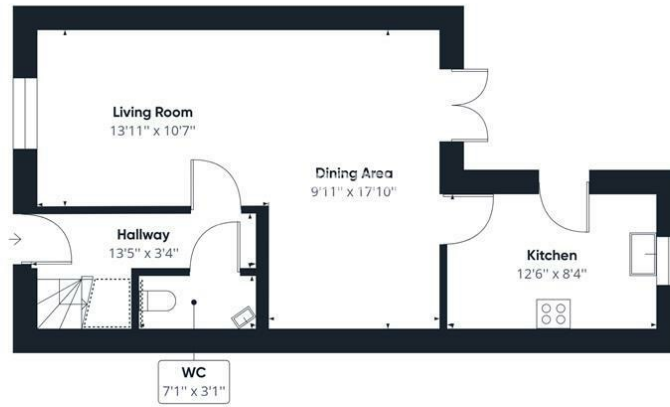
Local Authority - Carmarthenshire County Council

Property Classification - Band D

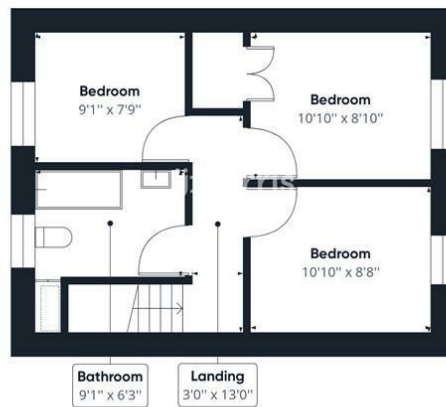
Tenure - Freehold and available with vacant possession upon completion.

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Floor Plan



Floor 0

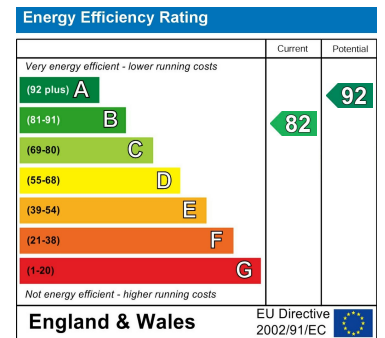


Floor 1

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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