54 Heol Cae Pownd

Cefneithin, Llanelli, SA14 7BZ

Offers Over £200,000

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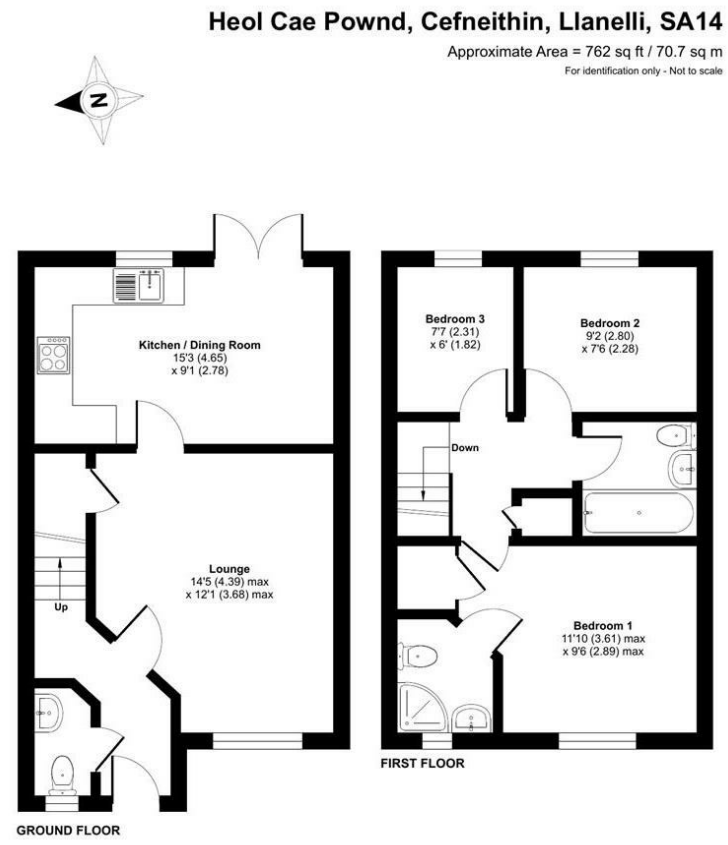
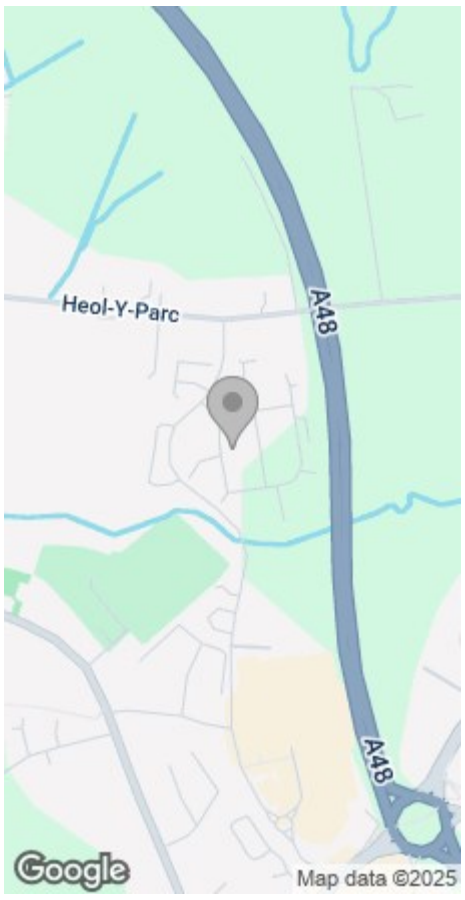
FLOOR PLAN

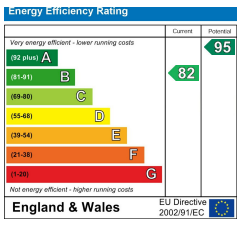


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Dawsons Property. REF: 1236656

AREA MAP



EPC



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 or representations 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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GENERAL INFORMATION

Looking for a move into home, this could be the one, this three bedroom semi detached house is situated on a development of similar properties, with stand out feature of the additional parking space.
Located in the village of Crosshands and a blend of countryside charm, This strategic location ensures that both urban amenities and scenic destinations are within easy reach, perfect for those seeking a balance between tranquillity and accessibility, LLyn Lech Owain Country Park a short drive and the Mynydd Mawr walking/cylce path on your door step. Convenience is also key with access to nearby towns and cities. With close connections to the M4, it provides excellent transport links, making it a central hub for easy commutes to Swansea, Carmarthen, and the popular coastal towns of West Wales.
Viewing is highly recommended.
This property is subject to a yearly maintenance charge currently in the sum of £146.71 management company Remus
Freehold=Council Tax Band C=EPC-B

FULL DESCRIPTION

Entrance

Hallway

WC

Lounge
14'4" x 12'0" max (4.39m x 3.68m max)

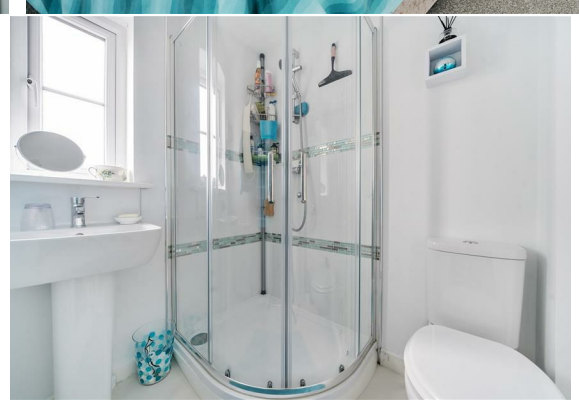
Kitchen with Dining Area
15'3" x 9'1" (4.65m x 2.78m)

First Floor

Landing

Bedroom One
11'10" x 9'5" max (3.61m x 2.89m max)

En-Suite



Bedroom Two
9'2" x 7'5" (2.80m x 2.28m)

Bedroom Three
7'6" x 5'11" (2.31m x 1.82m)

Family Bathroom

External

Additional/Material Information
You are advised to refer to Ofcom checker for mobile signal and coverage.
Electric - YES supplier Scottish Power
Gas - YES supplier Eon
Water - YES
Broadband: yes -
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