

Uwchgwendraeth, Drefach, Llanelli

Asking Price: £350,000

John Francis







John Francis are pleased to offer to the market, with no onward chain, this beautifully presented three/four-bedroom detached dormer bungalow with off-street parking and garage, situated on a quiet cul-de-sac in the village of Drefach.

Set over two floors, the property offers a lounge, conservatory, kitchen and utility room to the ground floor, along with two bedrooms and a family shower room. To the first floor are two further bedrooms and an additional bathroom.

Externally, the property benefits from a well-presented enclosed rear garden laid to lawn, together with an attractive front garden featuring a variety of shrubs and flower beds.

The village provides a local shop and primary schooling and is approximately 10.5 miles from the county and market town of Carmarthen, and around 3 miles from Cross Hands and the M4 connection at Pont Abraham. The local country park offers excellent opportunities for dog walkers and hikers in beautiful, wooded countryside.

Viewings are highly recommended to fully appreciate what this property has to offer.



Ground Floor **First Floor**

Total floor area 141.4 m² (1,522 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

John Francis







Council Tax Band: **E**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01554 773051
E: llanelli@johnfrancis.co.uk
27 Murray Street, Llanelli, Carmarthenshire, UK, SA15 1AQ

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

John Francis is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

Code: LLN_LLN260099_R4PL_8