



Clos Y Dderwen

Cross Hands, Llanelli SA14 6RN

- Detached Bungalow
- Three Receptions
- Office Outbuilding
- Private Road
- EPC; D
- Four Bedrooms
- CHAIN FREE
- En-suite Shower Room, Cloakroom and Family Bathroom
- Oil Central Heating
- Viewing by Appointment

Asking Price £395,000 Freehold





Location

Description

Nestled in the charming area of Clos Y Dderwen in Cross Hands, Llanelli, this delightful detached bungalow offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The bungalow boasts three well-appointed reception rooms, providing ample room for relaxation and entertainment. Whether you prefer a cosy evening in the lounge, a formal gathering in the dining room, or a quiet reading nook, this home caters to all your needs.

The layout of the bungalow promotes a sense of openness and flow, making it a welcoming environment for both residents and visitors alike.

Parking is a breeze with space for up to three vehicles, a valuable feature in today's busy world. The property is set in a peaceful neighbourhood, offering a tranquil retreat while still being conveniently located near local amenities and transport links.

This bungalow is not just a house; it is a place where memories can be made. If you are looking for a comfortable and spacious home in a lovely area, this property is certainly worth considering. EPC; D

Entrance Hallway

Via Composite door, radiators, storage cupboard, hatch to attic space.

Lounge/ Dining Room

25'9" x 13'73" approx

Two uPVC double glazed windows to front and side, radiator, multi-fuel burner set in fireplace with wooden mantle.

Kitchen

16'2" x 11'6" approx

Fitted with matching base and wall units with 'Dekton' worktops, larder cupboard, Rangemaster style cooker with LPG gas hob, extractor over, built in electric eye-level oven & grill, two sink units with mixer taps, integrated washing machine, vertical radiator, space for fridge freezer, floor standing oil central heating boiler.

Garden Room

17'7" x 12'6" approx

uPVC double glazed windows & door to side and rear, Velux window, radiator, multi fuel burner.

Cloakroom

4'11 x 2'19 approx

Fitted with two piece suite comprising of low level W.C. and vanity unit sink

Sitting Room

19'1" x 9'6" approx

uPVC double glazed windows to front & side, radiator. Door to Master bedroom

Master Bedroom

13'1" x 11'66" approx

uPVC double glazed window to rear, radiator.

En-Suite

11'56 x 2'81

Fitted with a three piece suite comprising of shower, low level W.C. and pedestal wash hand basin. uPVC double glazed window to rear with obscure glass, heated towel rail.

Bedroom Two

11'8" x 9'8" approx

uPVC double glazed window to front, radiator, fitted wardrobe.

Bedroom Three

11'8" x 9'8" approx

uPVC double glazed window to front, radiator.

Bedroom Four

11'8" x 8'5" approx

uPVC double glazed window to rear, radiator.

Family Bathroom

11'8" x 7'10" approx

Three piece suite comprising of shower enclosure with rain shower, low level W.C, vanity wash hand basin. uPVC double glazed window to rear with obscure glass, radiator.



Outside Office

10'4 x 10'51 approx

Via uPVC double glazed door and uPVC double glazed window to garden with obscure glass

External

Front: Tarmacadam driveway to the front offering off road parking with steps up to the property, lawn and gated side access to both sides.

Rear: Low maintenance rear garden comprising crushed slate area, raised planters, covered decked area & Office building, metal storage shed housing oil tank.

Disclaimer

GENERAL INFORMATION

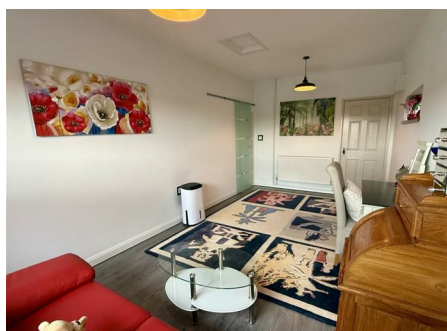
VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

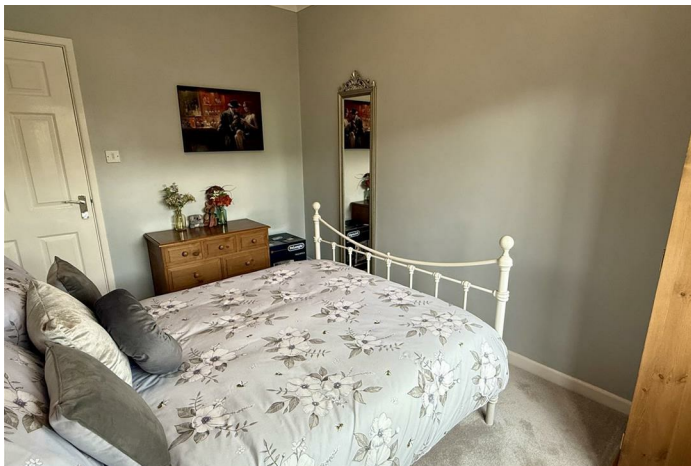
IMPORTANT INFORMATION: These particulars are

set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.
DRAFT: These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.









Local Authority Carmarthenshire
 Council Tax Band E
 EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC



All measurements are approximate and for display purposes only

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.