



Black Lion Road

Cross Hands, Llanelli SA14 6SA

- Detached Bungalow
- Two Reception Rooms
- Detached Garage & Two Sheds
 - Village Location
- Freehold CHAIN FREE
- Three Double Bedrooms
- Family Bathroom & En-Suite
 - 0.3 Acres Approx
 - EPC: E
- Viewing By Appointment Only

Asking Price £299,950 Freehold





Location

Description

Located on Black Lion Road this delightful detached bungalow offers a wonderful opportunity for those seeking a spacious and versatile home. With a generous plot, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The bungalow features three well-proportioned bedrooms, providing ample space for family or guests, along with two bathrooms for added convenience. The location is particularly advantageous, being just a short drive from M4 junction 49, ensuring easy access to nearby towns and cities. The village itself is well-equipped with local amenities, making daily life both convenient and enjoyable. This property also includes a detached garage and off-road parking for several vehicles, catering to your practical needs. The expansive garden offers a blank canvas for gardening enthusiasts or those wishing to create their own outdoor retreat. As a chain-free property, this bungalow presents a seamless opportunity for buyers looking to make their mark. Whether you envision modernising the interiors or simply moving in and enjoying the space as it is, this home is ready for you to put your own stamp on it. Don't miss the chance to explore the potential of this lovely bungalow in a sought-after location. EPC:E

Entrance Hallway

Access via uPVC double glazed front door, two windows facing side.

Kitchen

13'5" x 10'10" approx

Fitted with matching wall and base units with worktop over, space for gas cooker with extractor hood over, space for fridge/ freezer, integrated dishwasher, radiator, stainless steel sink with mixer tap and drainer. uPVC double glazed window facing rear and door to rear garden.

Lounge

14'5" x 13'0" approx

uPVC double glazed bay window facing front, gas fireplace.

Lounge/ Diner Area

17'10" x 14'1" approx

Two uPVC double glazed windows facing rear and side of property, gas fire with surround, radiator.

Master Bedroom

15'0" x 9'5" approx

uPVC double glazed window facing side, radiator.

En-Suite

9'5" x 5'3" approx

Fitted with a three piece suite comprising of W.C., vanity wash hand basin, walk-in shower with glass screen, heated towel rail, uPVC double glazed window facing side.

Bedroom Two

11'10" x 10'1" approx

uPVC double glazed window facing side, radiator.

Bedroom Three

11'2" x 7'7" approx

uPVC double glazed window facing side, radiator.

Family Bathroom

9'11" x 6'6" approx

Fitted with a three piece suite comprising of a W.C., bath and vanity wash hand basin. Radiator, uPVC double glazed window facing front.

Detached Garage

23'0" x 13'1" approx

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, gas, 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.

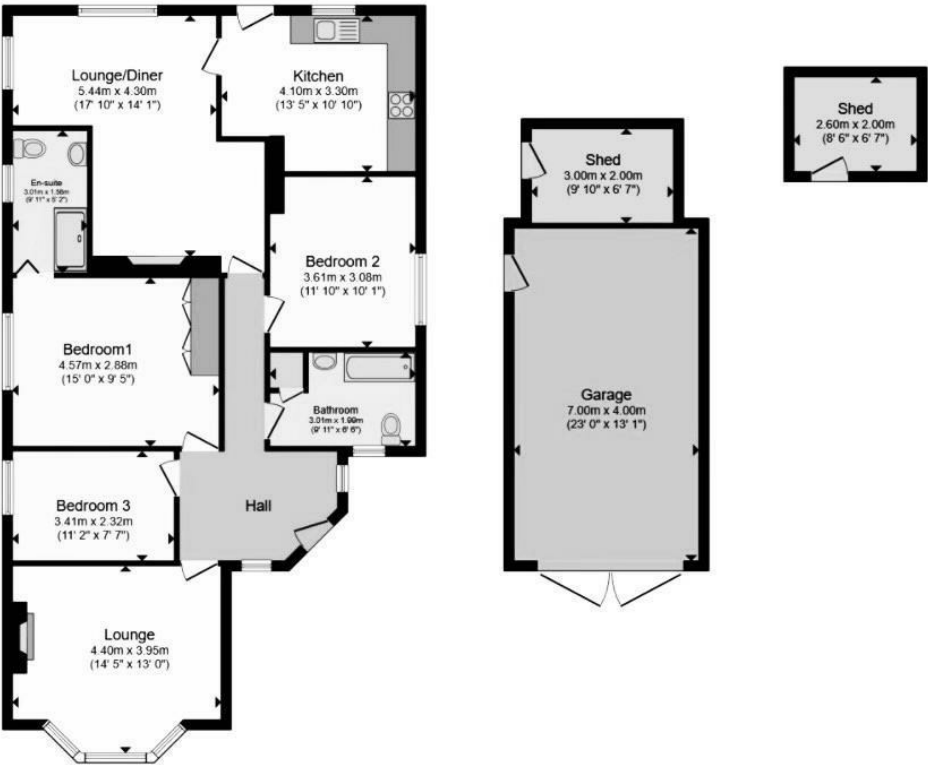
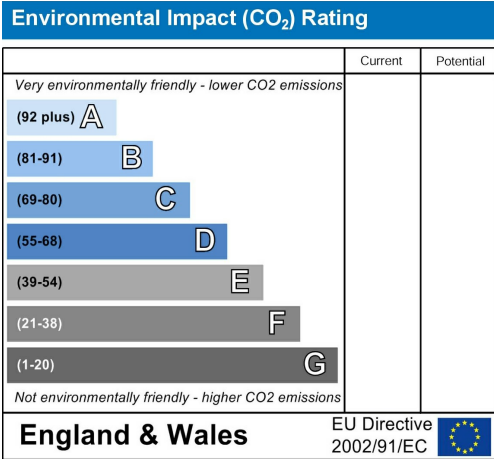
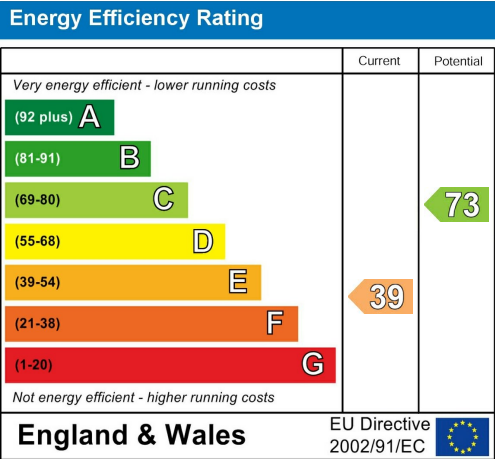








Local Authority Carmarthenshire
Council Tax Band D
EPC Rating E



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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.