



## Llandeilo Road

Cross Hands, Llanelli SA14 6RD

- End Terrace Four Bedroom Property
  - Enclosed Rear Garden
- Village Location With All Local Amenities
  - Oil Central Heating
  - FREEHOLD Property
- Main Family Bathroom & En-suite
  - Easy access to M4 junction 49
  - EPC:D
- Modern And Stylish Property
- Viewing By Appointment Only

**Asking Price £229,950 Freehold**







## Location

## Description

Located in the village of Cross Hands, this modern and stylish end-terrace property on Llandeilo Road offers a delightful blend of comfort and convenience. With four well-proportioned bedrooms, this property is perfect for families seeking a spacious home. The layout includes a welcoming reception room, ideal for relaxation and entertaining, alongside a family bathroom and an en-suite for added privacy and convenience. Residents will appreciate the easy access to local amenities, ensuring that everyday needs are met within a short distance. Furthermore, the proximity to M4 junction 49 provides excellent transport links, making commuting to nearby towns and cities a breeze.

This home is not only practical but also exudes a contemporary charm, making it an attractive option for those looking to settle in a vibrant community. Whether you are a growing family or simply seeking a stylish abode, this property on Llandeilo Road is sure to impress. EPC:D

## Entrance Hallway

Entrance via composite door, Vinyl cushioned flooring, radiator, Staircase leading to the first floor, Door leading to the lounge.

## Lounge

19'1" x 11'4" approx  
uPVC double glazed windows to the front and the side, under stair storage cupboard, radiator, Double doors leading Kitchen area.

## Kitchen/Breakfast Room

15'7" x 11'9" approx  
Fitted with a range of modern wall and base units with a complimentary worksurface over, Integrated single oven, Ceramic hob with extractor hood over, Belfast sink unit with hot and cold mixer tap over, Integrated dishwasher, Space for a fridge freezer, part wall tiles, vinyl cushioned flooring, radiator, uPVC double glazed window to the side, door leading to the rear entrance hall, Cabinet housing fuse box.



### Rear Entrance Hall

9'9" x 3'8" approx

uPVC double glazed window to the side, radiator, Doors leading to the ground floor bathroom and utility room.

### Ground Floor Bathroom

11'2" x 4'9" approx

Featuring a p-shaped panelled bath with dual shower over, Wash hand basin over unit, Low level flush cistern, Vinyl flooring, two uPVC double glazed windows to the rear with obscured glass, Heated towel rail, Part wall tiles.

### Landing

uPVC double glazed window to the side with obscured glass, attic hatch and smoke alarm, radiator, cupboard with towel radiator, doors leading to bedrooms.

### Utility Room

10'9" x 5'1" approx

Fitted with a range of matching wall and base units with a complimentary worksurface over, Stainless steel sink and drainer unit with a hot and cold mixer tap over, Plumbing for washing machine, Space for a tumble dryer, radiator, Worcester Oil central heating boiler, uPVC double glazed window to the rear with obscured glass.

### Bedroom One With En-Suite

12'7" x 11'8" approx

uPVC Double glazed windows to the side and the rear, radiator, attic hatch, Door leading to the en-suite.

### En-Suite

8'11" x 4'9" approx

Featuring an enclosed shower, heated towel rail, Wash hand basin over unit Low level flush cistern, Vinyl flooring, Wall tiles, extractor fan.

### Bedroom Two

11'6" x 8'7" approx

uPVC double glazed window to the side, radiator.

### Bedroom Three

11'1" 8'5" approx

uPVC double glazed window to the side, radiator.

### Bedroom Four

14'11" x 8'10" approx

uPVC double glazed window to the front, uPVC double glazed window to the side, radiator.



### External

Externally: Side access leading to the rear of property, patio and entertainment area, two detached storage sheds, 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.











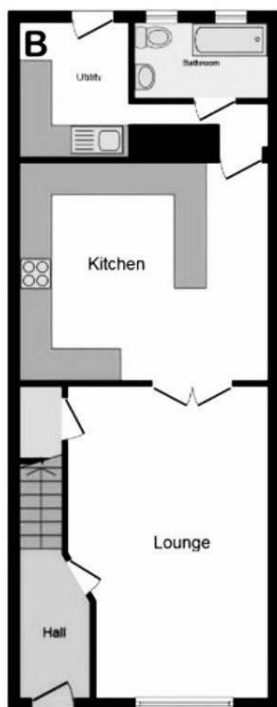




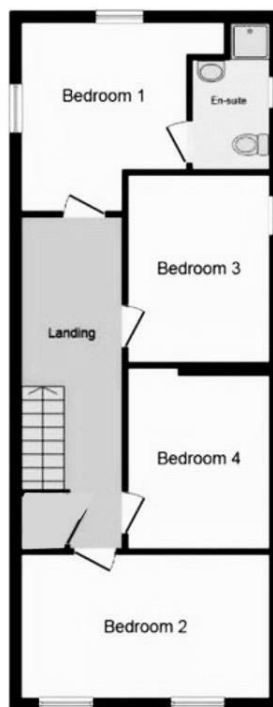
Local Authority Carmarthenshire  
Council Tax Band B  
EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	78
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor

Total floor area 117.1 m<sup>2</sup> (1,260 sq.ft.) approx

#### Cymru Estates Sales Office

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#### Contact

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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.