



Poplar Court

Cross Hands, Llanelli SA14 6NB

- Two Bedroom Park Home
- Lounge & Kitchen/ Dining Room
- uPVC Double Glazing Through Out
 - Gas Central Heating
 - Village Location
- Off Road Parking With Side and Rear Garden
 - Bathroom & En-Suite
 - Age Restrictions Do Apply
 - Close To All Amenities
 - Viewing By Appointment Only

Asking Price £129,950 Freehold





Location

Description

Cymru Estates are delighted to offer for sale this beautifully presented and spacious two-bedroom park home, situated in the village of Cross Hands. The accommodation briefly comprises of entrance hallway, a comfortable lounge, a well-appointed kitchen/dining room, two bedrooms (one with en-suite facilities), and a further bathroom.

Externally, the property benefits from a driveway providing off-road parking, along with gardens to the side and rear. A communal car park is located at the entrance to the site for visitors, and access to the development is via an electronically controlled barrier.

General Notes: ground rent and service charges to be paid you are responsible for the council charges.

Hallway

Access via uPVC double glazed door, radiator, storage cupboard.

Lounge

16'2" x 10'7" approx
uPVC double glazed windows facing front and side, radiator, electric fireplace.

Kitchen/ Dining Room

18'4 x 8'6 approx
Fitted with a range of matching wall and base units with complimentary work surface over, radiator, electric oven and four ring gas hob with extractor hood, integrated fridge/ freezer, plumbing for washing machine, stainless steel sink 1.5 bowl with mixer tap, integrated tumble dryer. uPVC double glazed window to side and door to side.

Master Bedroom

11'3" x 9'5" approx
uPVC double glazed window facing side, radiator, walk in wardrobe.

En-Suite

5'1" x 4'11" approx

Fitted with a three piece suite comprising of shower, pedestal sink and low level W.C., uPVC double glazed window facing rear with obscure glass, radiator.

Bedroom Two

7'10" x 7'7" approx

uPVC double glazed window facing side, radiator, fitted wardrobe.

Bathroom

6'5" x 5'6" approx

Fitted with a three piece suite comprising of shower, vanity unit sink and low level W.C., uPVC double glazed window facing side with obscure glass, radiator.

External

Driveway providing off road parking, gardens to the side and rear.

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 C
EPC Rating

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

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

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.