



Maesyrhaf

Cross Hands, Llanelli SA14 6LT

- Semi-Detached Property
 - Three Bedrooms
 - Chain Free
- Freehold, EPC: C
- Village Location
- Two Reception Rooms
- Off Road Parking & Rear Garden
- Interlinked smoke alarms in Lounge, Hallway and Landing
- Oil Central Heating
- Viewing By Appointment Only

Offers Over £170,000 Freehold





Location

Description

Situated in the charming village of Cross Hands, this semi-detached house presents an excellent opportunity for those seeking a property to make their own. With three well-proportioned bedrooms and two inviting reception rooms, this home offers ample space for families or individuals looking for room to grow.

The property benefits from off-road parking, ensuring convenience for residents and guests alike. The rear garden provides a delightful outdoor space, perfect for relaxation or entertaining during the warmer months.

Located near M4 junction 49, this home enjoys easy access to major transport links, making it ideal for commuters. The village setting offers a peaceful atmosphere while still being close to local amenities, ensuring that everything you need is within reach.

This chain-free property is ready for you to put your personal stamp on it, allowing you to create a space that truly reflects your style and preferences. Whether you are a first-time buyer or looking to invest, this home in Maesyrhaf is a wonderful opportunity not to be missed. EPC:

Hallway

Access via uPVC double glazed, staircase to first floor, radiator, uPVC double glazed window to side.

Lounge

13'3" x 12'9" approx
Radiator, uPVC double glazed window facing rear.

Reception Two

12'9" x 8'7" approx
Radiator, uPVC double glazed window facing front.

Kitchen

9'8" x 6'7" approx

Fitted with a range of base and wall units with work surface over, stainless steel sink, plumbing for washing machine, space for electric cooker, radiator, uPVC double glazed window to rear, uPVC double glazed door to side, heat alarm, understairs storage.

Landing

uPVC double glazed window facing side, hatch to attic space.

Bedroom One

12'0" x 11'6" approx

Radiator, uPVC double glazed window facing rear.

Bedroom Two

11'5" x 9'8" approx

Radiator, uPVC double glazed window facing front.

Bedroom Three

8'9" x 7'8" approx

Radiator, uPVC double glazed window facing rear.

Family Bathroom

7'8" x 4'7" approx

Fitted with a three piece suite comprises of low level W.C, panelled bath with shower over, vanity unit sink, heated towel rail, uPVC double glazed window facing front with obscure glass.

External Front

Off road parking area leading to front door, gated side access.

External Rear

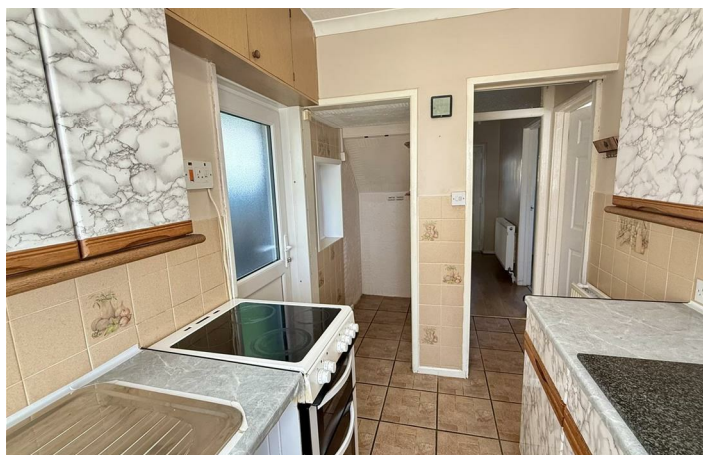
Laid to lawn with patio area, two block built storage sheds, outside W.C, and metal garden shed.

Disclaimer

GENERAL INFORMATION: Viewings are strictly by appointment through Cymru Estates.

SERVICES: We understand that the property may benefit from mains electricity, gas, oil, water, sewerage, private drainage, LPG, or other private services, although these may vary from property to property. None of the services, systems, appliances, or equipment referred to in these particulars have been tested by Cymru Estates, and prospective purchasers should make their own enquiries to satisfy themselves as to their condition, functionality, and compliance with current regulations.

IMPORTANT NOTICE: These particulars are



intended to provide a fair description of the property for guidance only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, dimensions, and room sizes are approximate and should not be relied upon for flooring, furnishings, or other precise requirements. Any reference to fixtures, fittings, alterations, planning permissions, tenure, boundaries, condition, views, gardens, or outdoor space should be independently verified by the purchaser.

Prospective purchasers are strongly advised to contact our office with any specific enquiries relating to the property before arranging to travel to view.

DRAFT PARTICULARS: These property details have been prepared using information provided by the seller and are subject to approval. They may be amended or updated without notice. Please contact our office for the most up-to-date version.

PHOTOGRAPHS: Photographs, images, and virtual tours are provided for illustrative purposes

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FIXTURES & FITTINGS: Items shown or mentioned within these particulars, including fixtures, fittings, appliances, and furnishings, are not necessarily included in the sale and should be confirmed separately by prospective purchasers.

LEGAL INFORMATION: Information relating to tenure, boundaries, rights of way, easements, restrictions, covenants, planning permissions, and building regulations should be verified by the purchaser's solicitor or legal adviser prior to exchange of contracts.

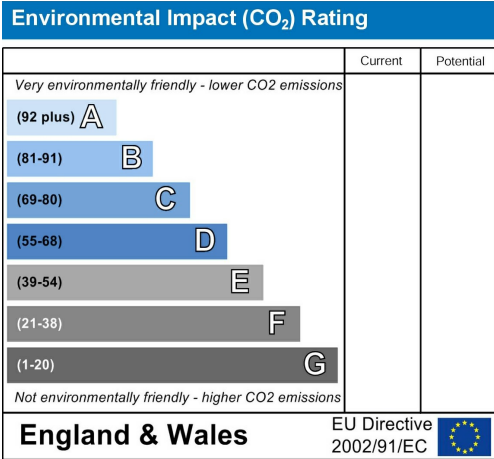
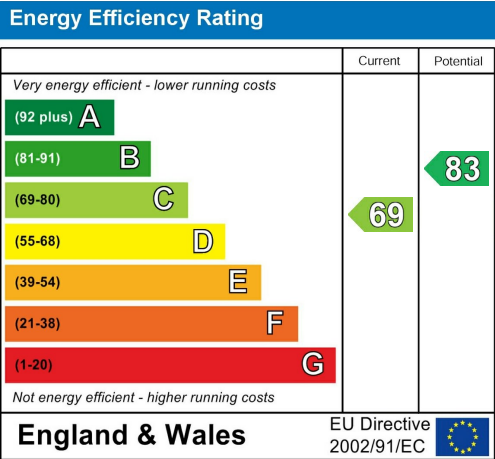








Local Authority Carmarthenshire
Council Tax Band B
EPC Rating C



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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.