



Heol Bryngwili

Cross Hands, Llanelli SA14 6LU

- Semi Detached Property
- Oil Central Heating
- Off Road Parking
- Village Location
- EPC: D
- Four Bedrooms
- Enclosed Rear Garden
- Close To All Amenities
- Freehold
- Viewing By Appointment

Asking Price £189,950 Freehold





Location

Description

Nestled in the charming area of Heol Bryngwili, Cross Hands, this delightful semi-detached house offers a perfect blend of comfort and convenience. With four bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The well-appointed reception room provides a welcoming atmosphere, perfect for relaxation or entertaining friends and family.

The property boasts a modern bathroom, ensuring that your daily routines are both comfortable and efficient. The enclosed rear garden is a wonderful feature, providing a private outdoor space for children to play, gardening enthusiasts to indulge their passion.

Additionally, off-road parking is available, offering convenience and peace of mind for residents with vehicles. This home is situated in a friendly neighbourhood, close to local amenities and transport links, making it an excellent choice for those looking to enjoy the best of both suburban and urban living.

In summary, this four-bedroom semi-detached house in Cross Hands is a fantastic opportunity for anyone seeking a spacious and well-located family home. Don't miss the chance to make this lovely property your own. EPC: D

Hallway

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

Lounge

21'6" x 11'9" approx

Two uPVC double glazed windows facing front and rear, two radiators, understairs storage cupboard.

Kitchen

12'2" x 8'6" approx

Fitted with matching base and wall units with worksurface over, electric oven and hob with extractor hood over, stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, space for tumble dryer, oil boiler.

Family Bathroom

9'9" x 6'3" approx

Fitted with a three piece suite comprising of bath with shower over, vanity sink unit and low level W.C. uPVC double glazed window facing rear with obscure glass, heated towel rail, extractor fan, storage cupboard housing water tank.

Landing

uPVC double glazed window facing side, radiator.

Master Bedroom

13'9" x 11'2" approx

Two uPVC double glazed windows facing front, radiator, built in wardrobe.

Bedroom Two

10'0" x 9'7" approx

uPVC double glazed window facing rear, radiator.

Bedroom Three

11'6" x 6'6" approx

uPVC double glazed window facing side, radiator.

Bedroom Four

10'7" x 6'6" approx

uPVC double glazed window facing rear, radiator.

W.C.

3'3" x 3'0" approx

Low level W.C., wall mounted sink.

External

Front: Off road parking, gated side access.

Rear: Lawn area, patio area, cold water tap, 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.







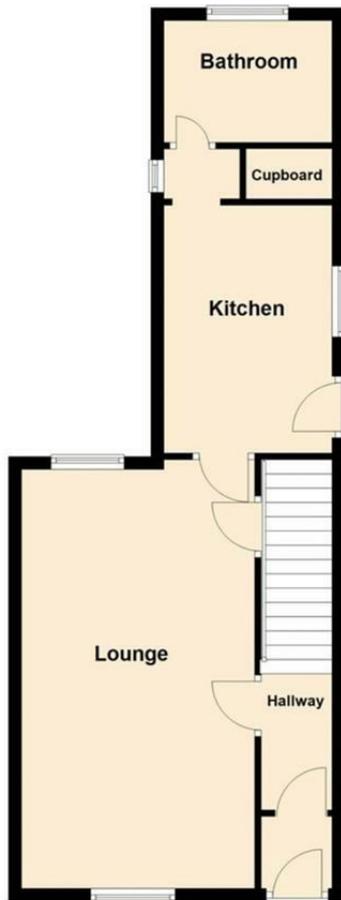


Local Authority Carmarthenshire
 Council Tax Band C
 EPC Rating D

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	77
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		1	1
England & Wales		EU Directive 2002/91/EC 	

Ground Floor



First Floor



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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.