



Heol Bryngwili

Cross Hands, Llanelli SA14 6LY

- Detached Property
- CHAIN FREE
- Enclosed Rear Garden With Far Reaching Open Countryside Views
- Oil Central Heating
- EPC: E
- Three Bedrooms & A Further Attic Room (with en-suite)
- Two Reception Rooms
- Off Road Parking
- Village Location
- Viewing By Appointment Only

Chain Free £269,950 Freehold





Location

Description

Nestled in the charming village of Cross Hands this delightful detached house presents an excellent opportunity for those seeking a perfect family home. With two spacious reception rooms, this property offers ample space for relaxation and entertaining, making it ideal for family gatherings or quiet evenings in. The house features three well-appointed bedrooms & a further attic room (with en-suite) providing comfortable living for family members and guests. The property has off road parking to the front, which adds an extra layer of convenience for residents and visitors alike. The tiered garden is a true gem, offering stunning open countryside views that create a serene backdrop for outdoor activities or simply enjoying the beauty of nature. Being chain-free, this home allows for a smooth and straightforward purchasing process, making it an attractive option for buyers looking to settle in quickly. With its combination of space, comfort, and picturesque surroundings, this property is not to be missed. EPC: E

Entrance Hallway

15'6" x 6'2" approx
Access via uPVC double glazed door, radiator, staircase to first floor.

Reception One

21'9" x 9'6" approx
uPVC double glazed window facing front, radiator.

Reception Two

14'1" x 9'9" approx
uPVC double glazed window facing front, log burner with feature surround, radiator.

Kitchen/ Dining Room

17'8" x 12'10" approx

Fitted with matching base and wall units with worksurface over, integrated tall fridge and freezer, pull out ladder, electric range with hob and extractor hood over, stainless steel sink with mixer tap and drainer, plumbing for washing machine, three uPVC double glazed velux windows and window to side. Stable door leading to utility area.

Utility Room

6'11" x 5'10" approx

uPVC double glazed door and window to side, radiator, space for tumble dryer.

Cloakroom

Fitted with a two piece suite comprising of wall mounted wash hand basin and low level W.C., heated towel rail, storage cupboard housing Grant oil boiler.

Landing

Split level landing, uPVC double glazed double doors to rear garden, radiator, staircase to second floor.

Bedroom One

14'2" x 10'10" approx

uPVC double glazed window facing front, volted ceiling, radiator.

Bedroom Two

13'7" x 7'11" approx

Two uPVC double glazed windows two facing front and one facing rear, radiator.

Bedroom Three

9'4" x 6'0" approx

uPVC double glazed window facing rear, radiator.

Family Bathroom

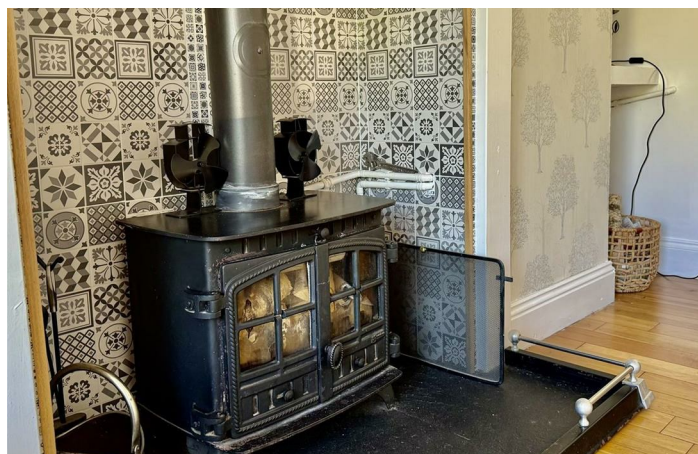
12'10" x 6'2" approx

Fitted with a four piece suite comprising of freestanding shower, jacuzzi bath with telephone taps, low level W.C., and pedestal wash hand basin. Two uPVC double glazed windows facing side and rear with obscure glass, heated towel rail. Storage cupboard housing water tank.

Attic Room (Currently used as bedroom three)

16'8" x 10'4" approx

Two uPVC double glazed velux windows with far reaching open countryside views to rear, two eves storage.



En-Suite/ Shower Room

10'9" x 6'9" approx

Fitted with a three piece suite comprising of low level W.C., freestanding shower and vanity unit sink, uPVC double glazed velux window with far reaching open countryside views to rear.

External

Front: Off road parking, gated side access.

Rear: Steps leading from utility room and access from landing, tiered garden with far reaching open countryside views surrounded by mature shrubbery, entertaining area, patio area with summer house, two lawn areas, ornamental chippings, detached storage sheds and raised beddings with various flowers.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

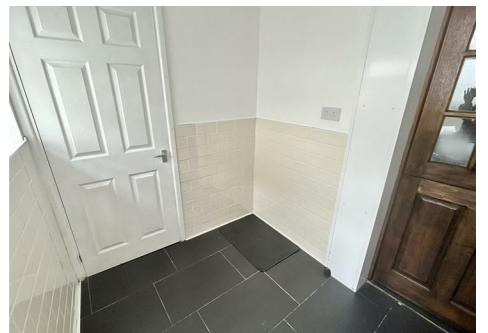
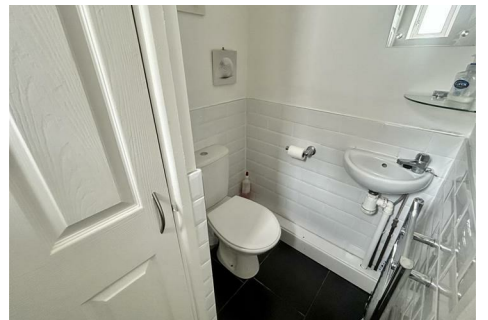
SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they

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.

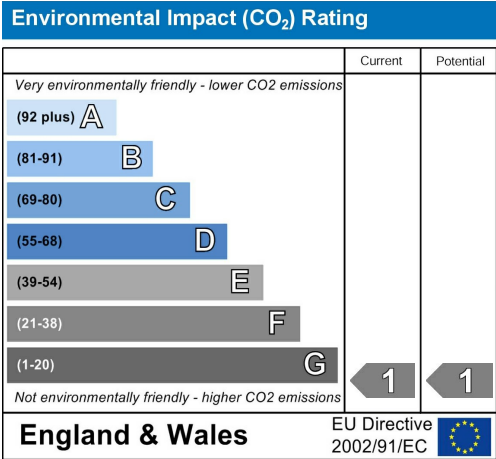
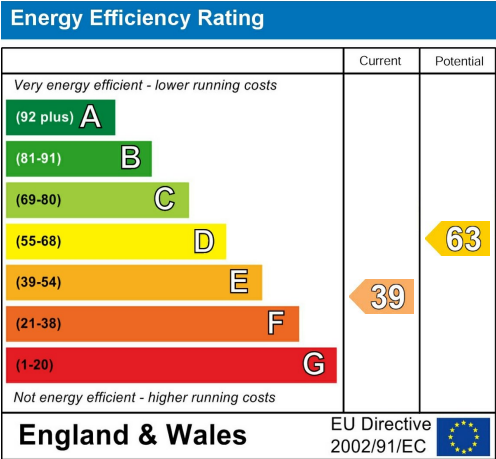








Local Authority Carmarthenshire
 Council Tax Band D
 EPC Rating E



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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.