



Carmarthen Road

Cross Hands, Llanelli SA14 6SU

- Detached Property
- Newly Fitted Air Source Heating
- Excellent Access To The A48 & M4
- EPC: B
- Low Maintenance Rear Garden
- Three Bedrooms
- Off Road Parking
- Freehold Property
- Chain Free
- Energy Efficient

Asking Price £198,950 Freehold





Location

Description

Cymru Estates have pleasure in offering FOR SALE A Three bedroom Detached Property situated in the Village of Cross Hands. The property is close to local amenities and has excellent access to the A48 & M4. The accommodation comprising of Kitchen/Diner, Reception Room, Three Bedrooms and a Family Bathroom. Externally there is a low maintenance rear garden with ornamental chippings and off road parking to the side. EPC: B. Freehold, Chain Free.

Hallway

6'10" x 3'4" approx

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

Lounge

18'5" x 7'8" approx

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

Kitchen/ Dining Room

18'5" x 7'8" 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 and drainer, plumbing for washing machine, two uPVC double glazed windows to front and rear, door to rear garden.

Landing

uPVC double glazed window facing rear, radiator.

Bedroom One L-Shaped

13'5" x 10'2" x 7'2" approx

Two uPVC double glazed window facing front, radiator.

Bedroom Two

10'3" x 7'7" approx

uPVC double glazed window facing front, radiator.

Bedroom Three

7'6" x 7'6" approx

uPVC double glazed window facing rear, radiator, hatch to attic space.

Family Bathroom

Fitted with a four piece suite comprising of shower. paneled bath, vanity wash hand basin and low level W.C., uPVC double glazed window facing rear with obscure glass, radiator.

External

Off road parking to side, low maintenance rear garden with ornamental chippings.

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.



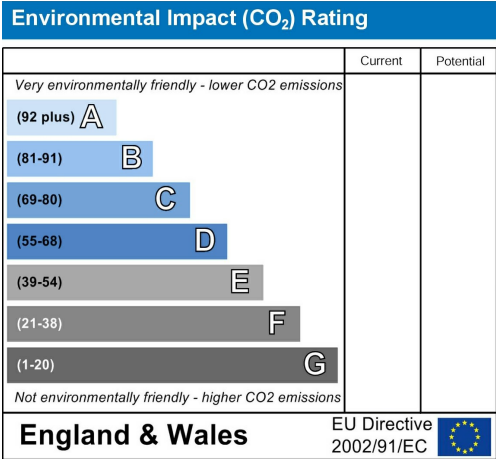
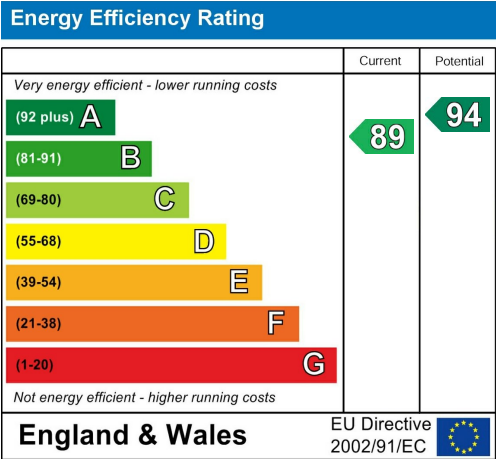








Local Authority Carmarthenshire
 Council Tax Band B
 EPC Rating B



Cymru Estates Sales Office

23a Llandeilo Road, Cross Hands,
 Llanelli, Dyfed, SA14 6NA

Contact

01269 846746
 crosshands@cymruestates.com
 www.cymruestates.com

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.