



## Llandeilo Road

Cross Hands, Llanelli SA14 6NA

- Detached Property
- Three Bedrooms
- Garage With Off Road Parking
- EPC: D. Freehold Property
- Village High Street Location
- Residential Property that was partly used as a Hair Salon
- Commercial & Residential use with the right planning
- Village Location Close to M4/A48
- CHAIN FREE
- Viewing by appointment

**Asking Price £215,000 Freehold**







## Location

## Description

Cymru Estates are pleased to offer for Sale this opportunity to purchase a Three bedroom Detached property with Garage and off road parking. The property can be used for Commercial (with the correct planning) & Residential, it was formerly used as a hair salon. The property has a rear garden with sun terrace. Located in the village of Cross Hands which gives with easy access to A48/ M4. Freehold Property, Chain Free. EPC:D

## Entrance Hallway

Via uPVC double glazed door with window to side with obscure glass, radiator, staircase, smoke alarm

## Reception Room One (was used for commercial)

13'11" x 13'10" approx

Two uPVC double glazed windows to front and side, radiator, walk in disability shower.

## Lounge

16' x 14'

uPVC double glazed bay windows to rear with patio doors, radiator, feature marble fireplace, wall lights

## Kitchen

9'5" x 7'9" approx

Fitted with a range of matching base wall and display units, space for electric cooker, space for Fridge freezer, stainless steel sink and drainer, partly tiled walls, uPVC double glazed window facing side, uPVC double glazed door to rear with obscure glass, understairs storage cupboard with uPVC double glazed windows to the side,

## Rear Porch

uPVC construction with uPVC double glazed door to rear, door to Boiler Room

## Boiler room

Housing floor standing oil boiler room, plumbing for washing machine



### Landing

uPVC double glazed window to side with obscure glass, radiator, smoke alarm

### Bedroom One

14' x 13'10 approx

uPVC double glazed windows to front and side, radiator

### Bedroom Two

16'2 x 14'1 approx

uPVC double glazed bay windows to rear, radiator

### Bedroom Three

7'11 x 7'10 approx

uPVC double glazed window to front, radiator

### Bathroom

8'4 x 7'10

Four piece suite comprising of panelled bath, shower, pedestal sink and low level W.C. Partly tiled walls radiator and uPVC double glazed window to rear with obscure glass

### External

Off road parking to the front, driveway to side leading to garage with electric door. Rear garden mainly laid to lawn, oil tank, timber shed.

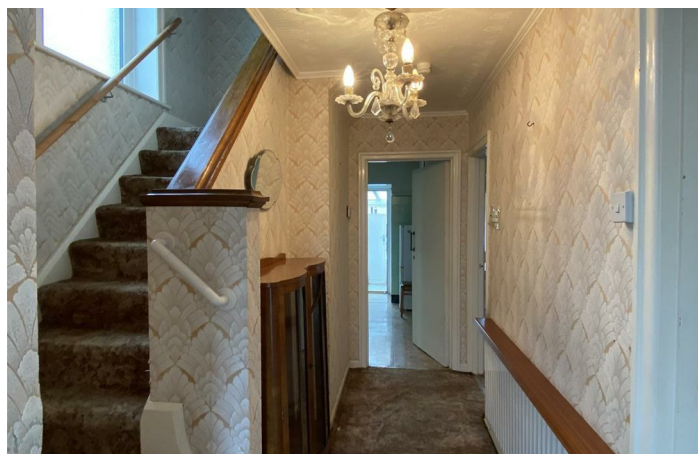
### Disclaimer

#### 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.









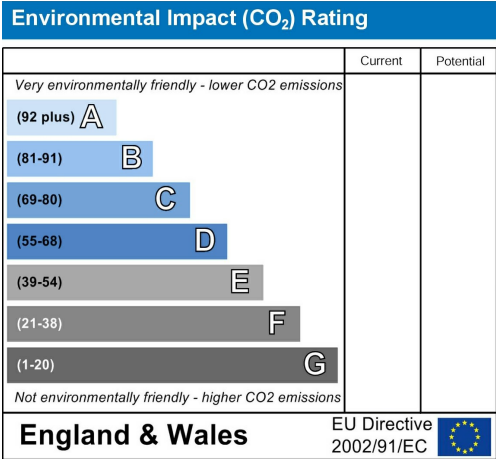
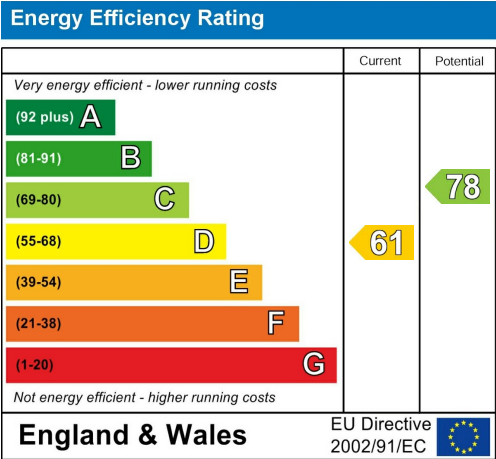








Local Authority Carmarthenshire  
 Council Tax Band A  
 EPC Rating D



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.