



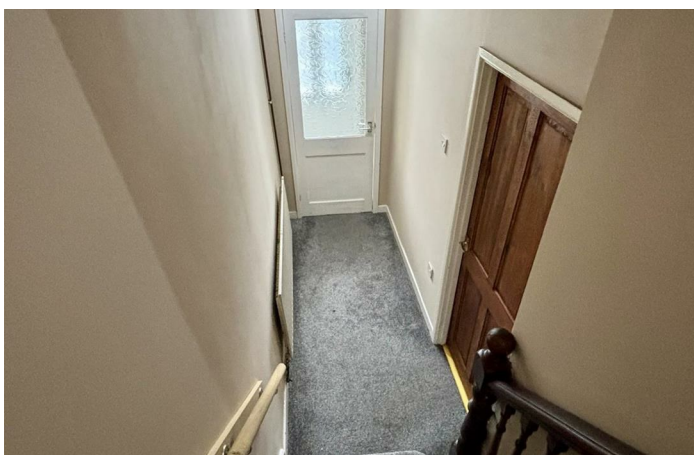
Heol Bryngwili

Cross Hands, Llanelli SA14 6LU

- Semi Detached Property
- NO CHAIN
- Oil Central Heating
- Enclosed Rear Garden
- EPC: D
- Four Bedrooms
- Off Road Parking
- Close To All Amenities/Village Location
- Freehold
- Viewing By Appointment

Offers Over £169,995 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.

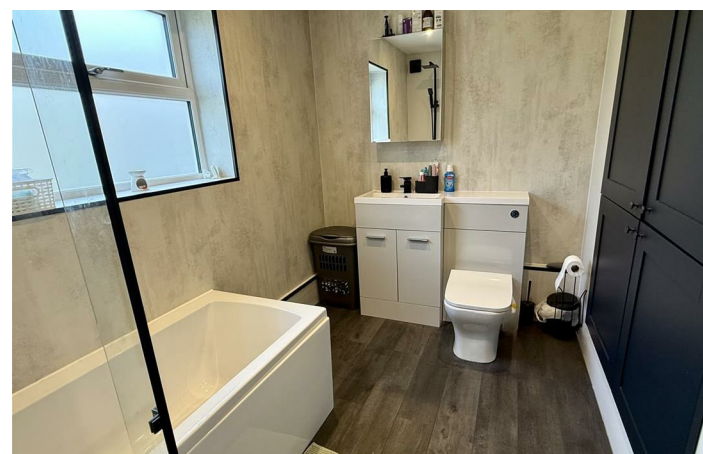
Rear: Lawn area, patio area, cold water tap, oil tank.

Disclaimer

GENERAL INFORMATION: 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 only and may have been taken at a date prior to marketing. Items shown within photographs may not be included in the sale. Colours, finishes, and

appearances may differ from those shown.

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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.

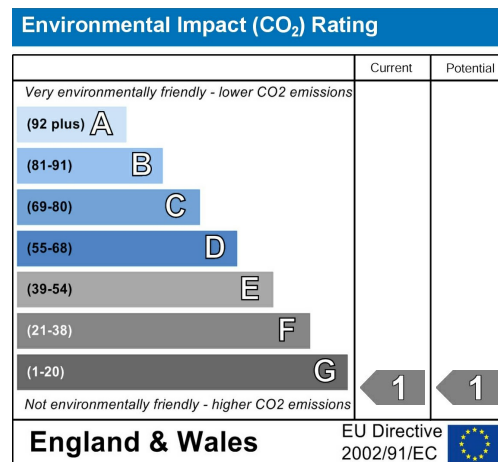
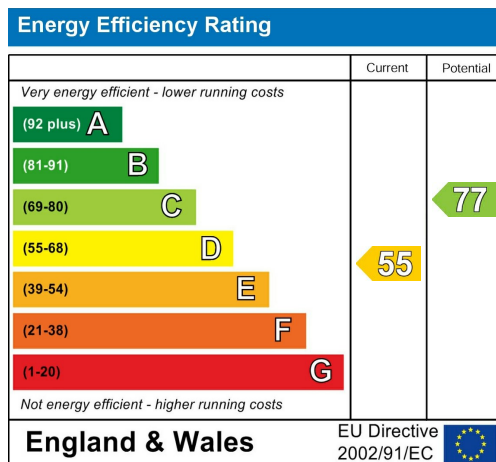




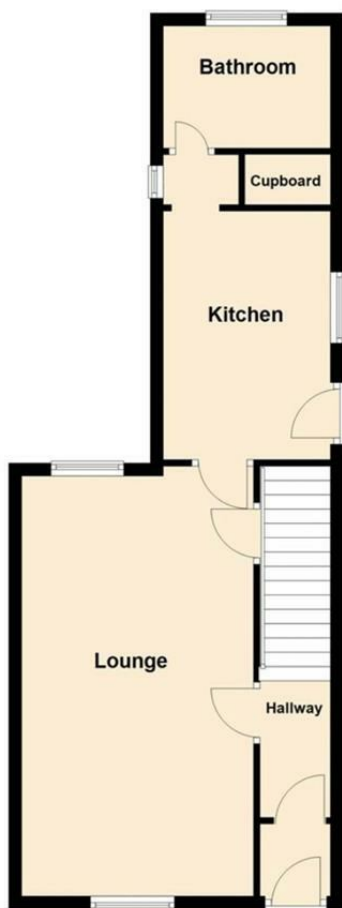




Local Authority Carmarthenshire
Council Tax Band C
EPC Rating D



Ground Floor



First Floor



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.