



Heol Bryngwili

Cross Hands, Llanelli SA14 6LR

- Detached Property
- Two Receptions Rooms
- CHAIN FREE
- EPC:F
- Village Location With All Local Amenities
- Three Bedrooms
- In Need Of Modernisation
- Off Road Parking
- M4 Junction 49 Location
- Viewing By Appointment Only

Asking Price £194,950 Freehold





Location

Description

Situated in the popular village of Cross Hands, this detached property offers an excellent opportunity for buyers looking to create a home tailored to their own taste and style.

The accommodation comprises two spacious reception rooms, providing versatile living and entertaining space, along with three well-proportioned bedrooms. The existing bathroom is fully functional but would benefit from modernisation, offering scope to add value and personalise.

Externally, the property truly stands out with a larger-than-average garden, ideal for families, gardening enthusiasts, or those seeking outdoor space to relax and entertain. There is also ample off-road parking available to the side and rear, accommodating multiple vehicles with ease. Although the property would benefit from updating throughout, it presents fantastic potential to develop into a wonderful family home in a sought-after location.

Conveniently located close to local amenities within the village and offering excellent transport links via the M4 at Junction 49, this home combines both practicality and opportunity. Offered to the market chain free, this is a must-see property for buyers looking to invest in a home with great potential in a desirable setting. EPC:F

Lounge

11'6" x 10'2" approx
uPVC double glazed window facing front, electric radiator.

Reception Two

14'3" x 9'1" approx
uPVC double glazed window facing front, electric radiator.

Kitchen

10'1" x 7'10" approx
Base and wall units with work surface over, rayburn range cooker, stainless steel sink. Window facing rear.

Utility Room

9'0" x 4'11" approx

Plumbing for washing machine, window facing rear.

Landing

Window facing rear.

Bedroom One

15'5" x 10'8" approx

Two uPVC double glazed windows facing front, electric radiator.

Bedroom Two

12'6" x 10'8" approx

uPVC double glazed window facing front.

Bedroom Three

9'3" x 8'9" approx

Window facing rear.

Family Bathroom

10'8" x 7'0" approx

Pedestal sink, low level W.C. bath, electric radiator, window to rear, cupboard housing water tank. Attic hatch with drop down ladder (partly boarded).

External

Front: ornamental front garden with side access leading to rear off road parking.

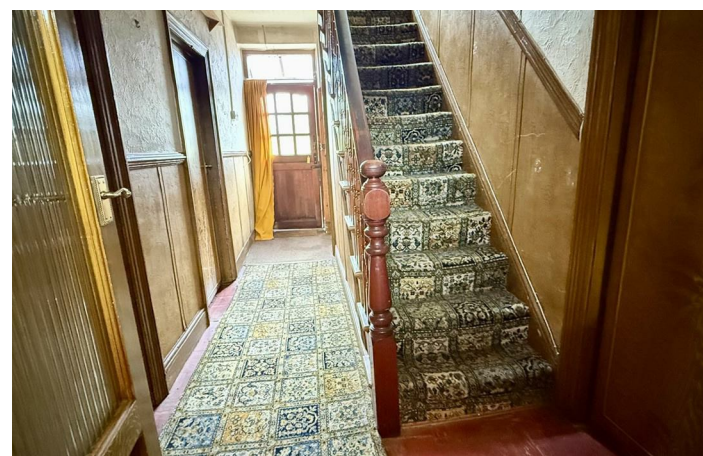
Rear: Garden laid mainly to lawn area with hard standing area, sheds and outbuildings.

Disclaimer

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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.

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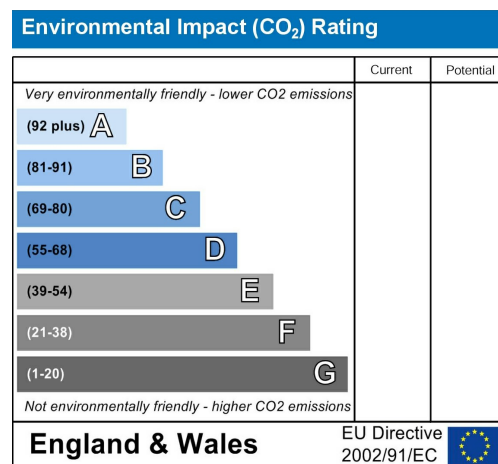
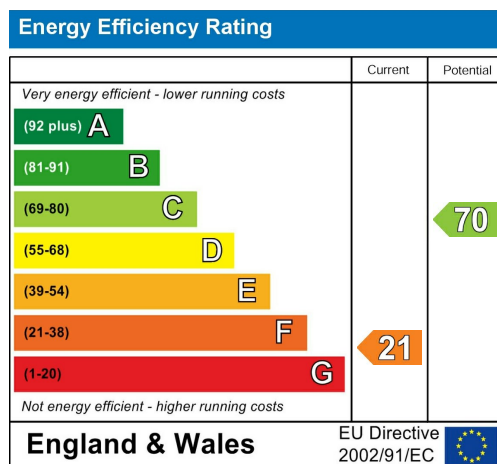








Local Authority Carmarthenshire
Council Tax Band D
EPC Rating G



Cymru Estates Sales Office

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

Contact

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

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