



## Heol Bryngwili

Cross Hands, Llanelli SA14 6LU

- Semi Detached Property
- Three Reception Rooms & Conservatory
- Garage & Off Road Parking With Driveway
- Village Location
- EPC:E
- Three Bedrooms
- CHAIN FREE
- External Utility Room & W.C.
- Freehold
- This property is currently undergoing probate. Completion cannot take place until probate has been granted

**Asking Price £219,950 Freehold**





## Location

## Description

Nestled in the charming area of Heol Bryngwili, Cross Hands, this delightful semi-detached property offers a perfect blend of comfort and convenience. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned three bedrooms ensure that there is plenty of room for family or guests, making it an ideal home for those seeking a welcoming environment. One of the standout features of this home is the generous parking off road parking which leads to a garage, this added convenience is perfect for families.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The surrounding area offers a pleasant community atmosphere, with easy access to transport links for the M4 junction 49 for those commuting to nearby towns or cities.

In summary, this semi-detached house on Heol Bryngwili is a wonderful opportunity for anyone looking to settle in a vibrant part of Carmarthenshire. With its spacious living areas, ample off road parking, and convenient location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home. CHAIN FREE, EPC:E

It is important to note that this property is currently undergoing probate, and completion cannot take place until probate has been granted. However, being chain-free adds to the appeal, allowing for a smoother transition once the legalities are resolved.

## Entrance Porch

Access via uPVC double glazed door, door through to hallway.

## Hallway

Staircase to first floor with understairs cupboard, radiator.

### Reception One

13'1" x 11'11" approx

uPVC double glazed window facing front, radiator.

### Reception Two

10'7" x 9'4" approx

uPVC double glazed window facing rear, radiator, fitted storage cupboard.

### Reception Three

10'3" x 9'10" approx

uPVC double glazed window facing side, radiator, fitted storage cupboard.

### Kitchen

11'2" x 7'6" approx

Fitted with matching base and wall units with worksurface over, electric oven, electric hob with extractor hood over, space for undercounter fridge, stainless steel sink with mixer tap and drainer. uPVC double glazed window facing side and door to rear garden.

### Conservatory

10'4" x 9'10" approx

uPVC double glazed windows and double doors to rear garden, radiator.

### Landing

Radiator.

### Bedroom One

11'9" x 9'4" approx

uPVC double glazed window facing front, radiator.

### Bedroom Two

10'10" x 9'5" approx

uPVC double glazed window facing rear, radiator, door to W.C., room.

### Bedroom Three

8'9" x 7'4" approx

uPVC double glazed window facing front, radiator.

### W.C., Room

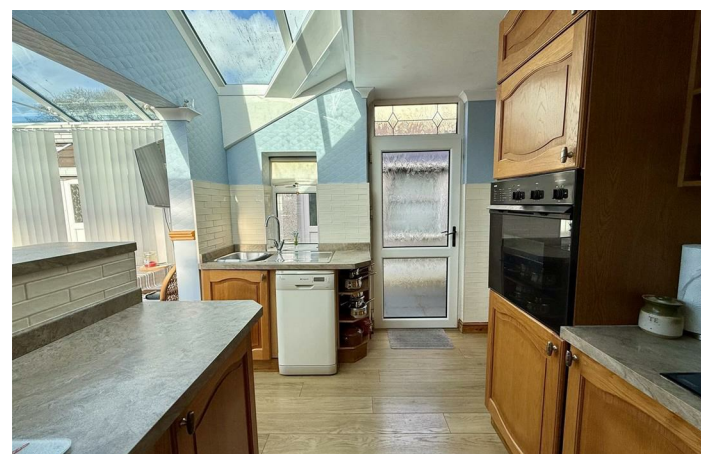
4'0" x 3'1" approx

W.C., and wall mounted sink, sliding door to family bathroom.

### Family Bathroom

10'3" x 8'1" approx

Fitted with a four piece suite comprising of bath, shower cubicle, W.C., and vanity wash hand basin. uPVC double glazed window facing side with obscure glass, heated towel rail. Fitted storage cupboard with shelving.



### External Front

Off road parking, driveway leading to garage with gated side access.

### External Rear

Enclosed garden laid to lawn with patio areas with mature shrubbery, oil tank.

### Single Garage

Power and lighting, up & over door. Window to side and uPVC double glazed door, fitted with base units and work top.

### External Utility Room

Plumbing for washing machine, stainless steel sink with mixer tap and drainer, Worcester boiler, uPVC double glazed window and door.

### External W.C., Room

uPVC double glazed door, fitted with a low level WC.

### 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).

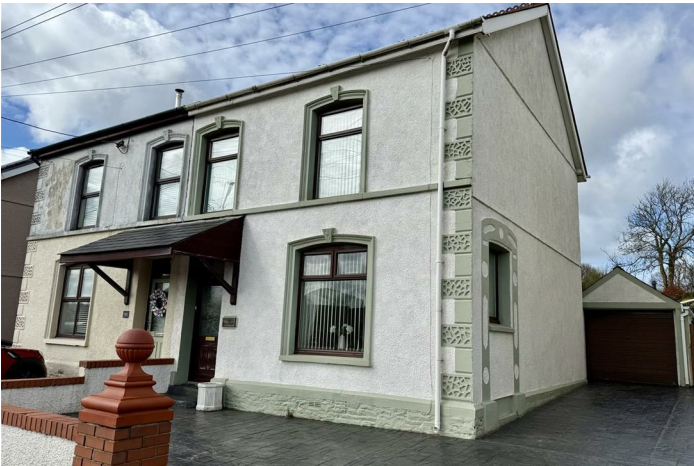
IMPORTANT INFORMATION: These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All 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.

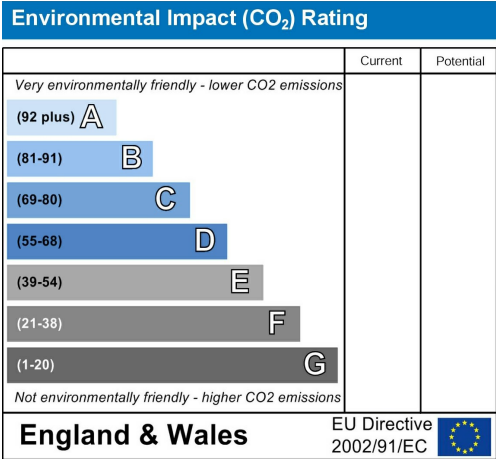
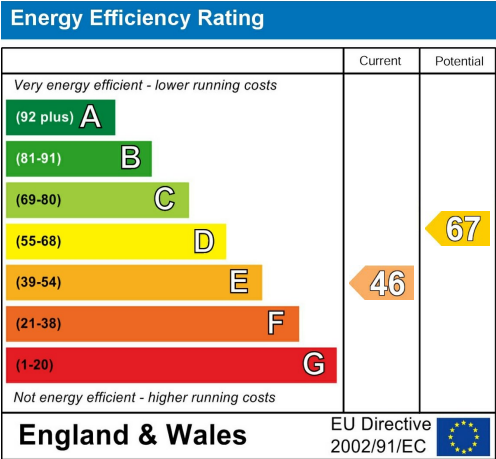








Local Authority Carmarthenshire  
 Council Tax Band C  
 EPC Rating E



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.