



Heol Bryngwili

Cross Hands, Llanelli SA14 6LU

- Semi Detached Property
- Brand New Wren Kitchen
- Rear Garden With Open Countryside Views
- Village Location With All Local Amenities
- Freehold, EPC:E
- Three Bedrooms (Previously Four)
- CHAIN FREE
- Off Road Parking & Detached Garage
- Oil Central Heating
- Viewing By Appointment

Asking Price £249,950 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 modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room and kitchen (in the process of being fitted) provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The property boasts ample off-road parking, ensuring convenience for residents and visitors alike. The entertaining garden is a true gem, offering a picturesque setting for outdoor gatherings or simply enjoying the serene countryside views that surround the home.

This residence not only provides a comfortable living space but also allows you to embrace the beauty of the open countryside, making it a perfect retreat from the hustle and bustle of everyday life. With its desirable location and modern amenities, this property is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible area. EPC:E. CHAIN FREE.

Open Plan Hallway & Kitchen/ Diner

20'4" x 11'8" approx

Brand new Wren kitchen in the process of being fitted. Two uPVC double glazed windows facing front and rear, staircase to first floor.

Lounge

20'9" x 9'11" approx

Bricked feature fireplace surround, two uPVC double glazed windows facing front and rear, two radiators.

Rear Hallway

uPVC double glazed door to rear garden, understairs storage cupboard.

Landing

14'6" x 5'8" approx
uPVC double glazed window facing rear, hatch to loft space.

Bedroom One, L-Shaped (previously two bedrooms)

15'1" x 10'10" x 10'1" approx
Two uPVC double glazed windows facing front, radiator.

Bedroom Two

10'10" x 8'10" approx
uPVC double glazed window facing front, fitted wardrobe, radiator.

Bedroom Three

9'5" x 7'5" approx
uPVC double glazed window facing rear, airing cupboard and storage cupboard, radiator.

Family Bathroom

10'2" x 9'5" approx
Fitted with a four piece suite comprising of low level W.C., vanity wash hand basin, shower cubicle and bath. uPVC double glazed window facing rear with obscure glass and radiator.

External

Front: Off road parking, detached garage, gated side access.

Rear: Tiered garden with far reaching open countryside views, surrounded by mature shrubbery, patio area perfect for entertaining, additional off road parking.

Detached Garage

Power and lighting.

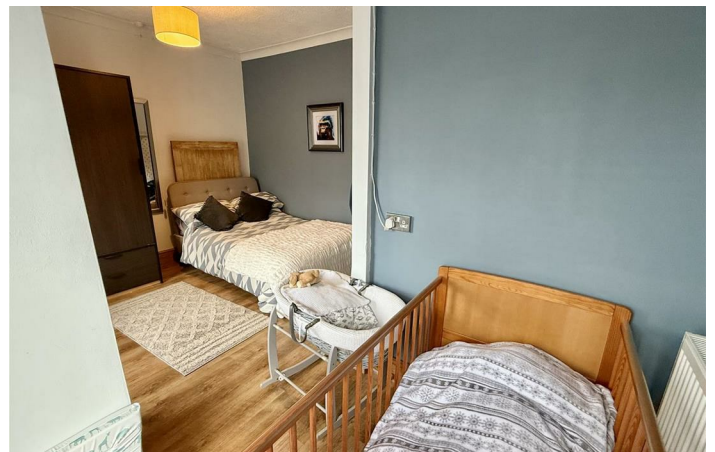
Disclaimer

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.

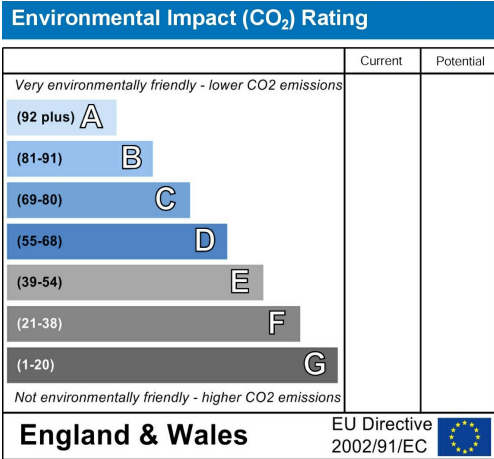
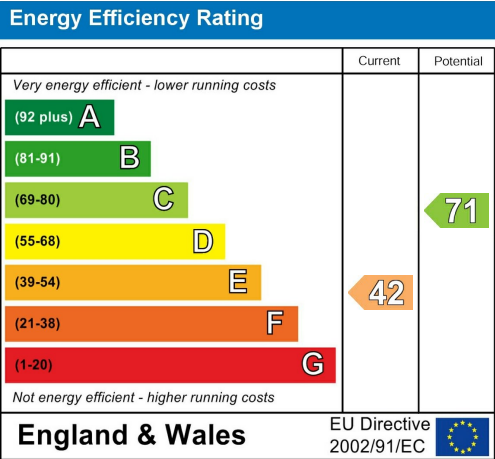








Local Authority Carmarthenshire
Council Tax Band C
EPC Rating E



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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.