



## **Tirydderwen**

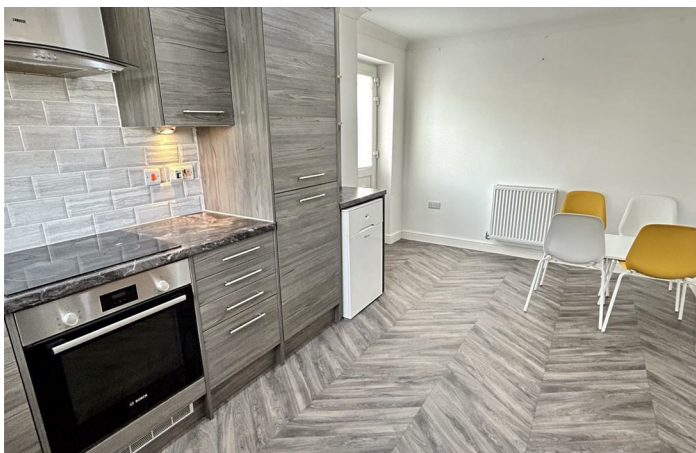
Cross Hands, Llanelli SA14 6SZ

- Detached Property
- Family Bathroom, En-Suite & Cloakroom
- No Chain
- Freehold
- EPC; B
- Three Bedroom
- Off Road Parking
- Close to all Amentities
- Enclosed Rear Garden
- Viewing by Appointment

**Asking Price £234,950 Freehold**







## Location

### Description

Cymru Estates have a pleasure in offering for sale a Detached Property located in the village of Crosshands. Ideally located within excellent access of the A48/M4 and Crosshands Retail Park. The accommodation comprises of Entrance hallway, Cloakroom, Kitchen, Lounge, Family Bathroom and Three Bedrooms one with En-Suite. The property benefits from uPVC double glazing and oil central heating. Externally there is an enclosed rear garden with patio area. EPC Rating- B.

### Entrance Hallway

14'8" x 3'10" approx

Access via composite door, radiator, staircase.

### Kitchen/ Diner

16'11 x 9'6

Fitted with a range of matching base and wall units with complimentary work surface over, Partly tiled walls over work surface, one and half stainless steel sink with mixer tap and drainer, integrated dishwasher, integrated fridge and freezer, four ring electric hob with extractor fan over and electric oven, radiator, uPVC double glazed window to front, uPVC double glazed door to side. Floor standing oil central heating boiler.

### Cloakroom

5'9"x 2'10" approx

Fitted with a two piece suite comprising of low level W.C., and pedestal sink. uPVC double glazed window facing side with obscure glass, radiator.

### Lounge

17'1" x 11'4" approx

uPVC double glazed double doors to rear garden, two radiators, under stairs storage.

### Landing

uPVC double glazed window to side, hatch to loft space



### Bedroom One

13'11 x 10'4

uPVC double glazed window to front, radiator, storage cupboard.

### Ensuite

7'11 x 2'9

Fitted with a three piece suite comprising of vanity unit sink, low level W.C., shower enclosure, extractor fan, heated towel rail, uPVC double glazed window with obscure glass to side.

### Bedroom Two

12'4 x 8'1

uPVC double glazed window to rear, radiator, fitted wardrobes

### Bedroom Three

8'5 x 8'7

uPVC double glazed window to rear, radiator, fitted wardrobes

### Family Bathroom

9'7 x 5'2

Fitted with a three piece suite comprising of pedestal hand wash basin, low level W.C., panelled bath with shower over, uPVC double glazed window to side of property with obscure glass, extractor fan, heated towel rail.

### External

Off road parking to the front, timber gate to side, oil tank, path leading to enclosed rear garden laid to lawn with patio area, 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



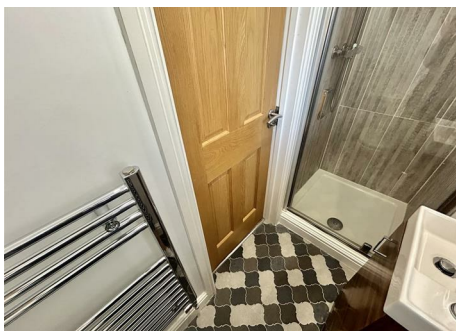
have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

#### 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.







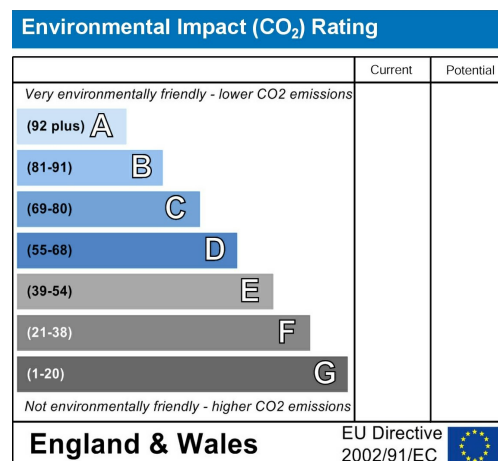
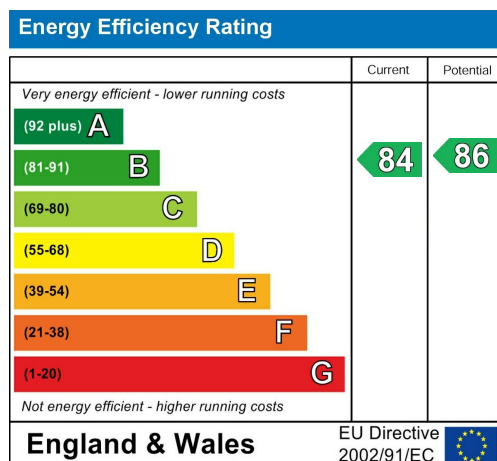








Local Authority Carmarthenshire  
Council Tax Band D  
EPC Rating B



#### Cymru Estates Sales Office

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#### Contact

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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.