



## **Heol Bryngwili**

Cross Hands, Llanelli SA14 6LU

- Detached Bungalow
- Two Bedrooms
- Garage With Off Road Parking
- EPC:
- M4 Junction 49 Location
- Two Reception Rooms
- Kitchen With Separate Utility Room
- Front & Rear Low Maintenance Garden Areas
- CHAIN FREE
- Village Location

**Asking Price £189,950 Freehold**







## Location

### Description

**CHAIN FREE PROPERTY.** Located in the village of Cross Hands this detached bungalow on Heol Bryngwili offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space and the two well-appointed bedrooms are ideal for a small family. For those who value outdoor space, the low maintenance garden areas provide a lovely setting for enjoying the fresh air without the burden of extensive upkeep. Additionally, the property boasts a garage and off-road parking, making it an excellent choice for families or individuals with multiple cars. Situated just a short distance from M4 junction 49, this location offers excellent transport links, making commuting a breeze. The village itself is well-equipped with all local amenities, ensuring that you have everything you need within easy reach.

This bungalow is not just a home; it is a lifestyle choice, offering comfort, convenience, and a sense of community. Do not miss the opportunity to make this charming bungalow your own. EPC:tbc.

### Hallway

Approach via a composite front door, radiator.

### Reception Room One

21'6" x 10'9" approx

uPVC Window facing front and side of property, radiator, electric feature fireplace.

### Reception Room Two

10'5" x 9'11" approx

uPVC window facing front of property, radiator

### Kitchen

14'1" x 6'11" approx

Fitted with a range of matching base and wall units, space for cooker, integrated extractor hood, space for fridge freezer, radiator, uPVC window facing rear of property, laminated flooring, storage cupboard.



### Utility Room

10'1" x 7'2" approx

uPVC window facing rear of property, radiator, laminate flooring, plumbing for washing machine, stainless steel sink unit, storage cupboards.

### Bedroom One

10'1" x 9'6" approx

uPVC window facing side of property, radiator.

### Bedroom Two

9'11" x 9'5" approx

uPVC window facing side of property, radiator.

### Bathroom

7'4" x 6'5" approx

uPVC window facing side of property, feature heated towel rail, fitted with a three piece suite comprising of pedestal sink, W.C., and panelled bath.

### External

Ornamental Front garden area.

Patio area to rear, Ornamental Garden area to rear.

Brick built Outbuildings one with W.C. External Oil central heating boiler.

### Garage

Off road parking to side of bungalow leads to Garage.

### Disclaimer

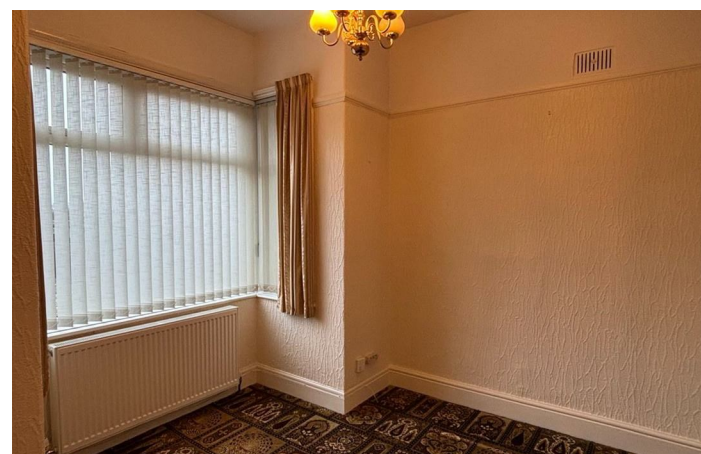
General information

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**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Cymru Estates Sales Office**

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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.