



Bancyffynnon

Cross Hands, Llanelli SA14 6ST

- Semi Detached Property
- Two Reception Rooms
- Lawned Areas To Front Side And Rear
- Village Location With All Local Amenities
- Freehold Property
- Three Bedrooms
- Off Road Parking Area To The Rear
- M4 Junction 49 Location
- EPC:D. Oil Central Heating
- CHAIN FREE

Asking Price £169,995 Freehold





Location

Description

Situated in the village of Cross Hands, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. One of the standout features of this home is its prime location, just a stone's throw away from local amenities, including shops and schools, making it an ideal choice for those seeking convenience. The property is also situated within easy reach of M4 junction 49, providing excellent transport links for commuters. For those with vehicles, the property includes off road parking to the rear of the property, ensuring that you will never have to worry about finding a space. Additionally, being chain-free simplifies the buying process, allowing for a smoother transition into your new home.

This semi-detached house in Bancyffynnon is not just a property; it is a place where you can create lasting memories. With its blend of comfort, convenience, and community, it is a must-see for anyone looking to settle in this lovely area of Cross Hands. Don't miss the chance to make this charming house your new home. EPC:D. CHAIN FREE.

Entrance Hallway

Access via uPVC double glazed door leading into hallway, Laminate flooring, stairs lead to first floor.

Reception Room

17'1" x 10'42" approx

uPVC double glazed window facing front of property, uPVC double glazed patio doors leads to rear of property, radiator, feature fire surround, laminate flooring.

Kitchen With Dining Room

17' 1" x 11'30" approx

Fitted with a range of matching base & wall units with complimentary worksurface over, stainless steel single drainer sink unit, built-in electric oven and hob with extractor hood over, plumbing for washing machine, space for tumble dryer, breakfast bar, space for table and chairs, radiator, laminate flooring, uPVC double glazed windows to front and rear,

pantry Room

3'5" x 3'37" approx

uPVC double glazed window facing rear, door giving access to under stairs storage area, radiator.

Landing

uPVC double glazed window to rear, access to attic space, radiator.

Bedroom One

12'3" x 12'1" approx

uPVC double glazed window to front, radiator, built in cupboard.

Bedroom Two

13'47" x 8'87" approx

uPVC double glazed window to front, radiator, built in cupboard.

Bedroom Three

8'61" x 7'93" approx

uPVC double glazed window to rear, radiator.

Family Bathroom

7'56" x 4'73" approx

Fitted with a three piece suite comprising of panelled bath with electric shower over, low level W.C. & pedestal wash hand basin, partly tiled walls, radiator, uPVC double glazed window to rear.

Outbuildings

Three outbuildings including w.c room and storage sheds.



External

Front: Lawned area with mature shrubbery, gated path gives front and side access.

Side: Lawned area with mature shrubbery.

Rear: Laid mainly to lawn with decked entertaining area, oil tank, Worcester external oil boiler, area giving rear off road parking to rear.

Rear: Laid mainly to lawn with patio area, oil tank, greenhouse, side gated access.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

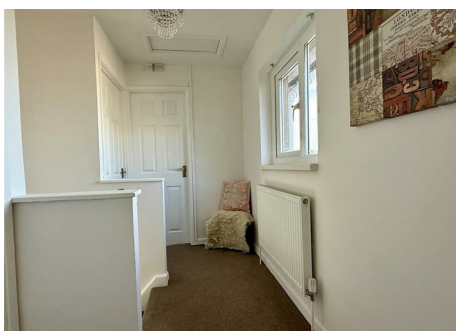
SERVICES: Mains electricity, gas, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

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.

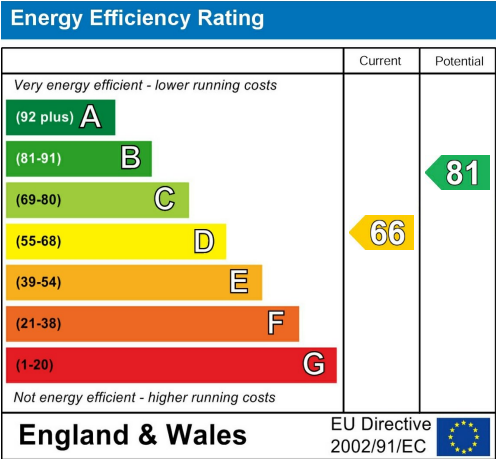








Local Authority Carmarthenshire
 Council Tax Band B
 EPC Rating D



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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.