



## Heol Bryngwili

Cross Hands, Llanelli SA14 6LY

- Semi Detached Property
- Two Bathrooms
- Rear Garden With Open Countryside Views
- M4 junction 49 Connections
- Freehold
- Three Double Bedrooms
- Kitchen & Utility Room
- Off Road Parking
- Village Location With All Local Amenities
- EPC: F

**Asking Price £229,950 Freehold**







## Location

## Description

Nestled in the charming area of Heol Bryngwili, Cross Hands this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting three generously sized double bedrooms, this property is designed to accommodate family living with ease.

The house features three inviting reception rooms, providing ample space for relaxation and entertainment. The large kitchen is perfect for culinary enthusiasts, offering a welcoming environment for family meals and gatherings.

One of the standout features of this property is the stunning open countryside views that can be enjoyed from various vantage points within the home. This serene backdrop enhances the overall appeal, making it a perfect retreat from the hustle and bustle of daily life.

For those with vehicles, the property offers off-road parking, ensuring convenience and ease of access. The combination of space, comfort, and picturesque surroundings makes this semi-detached house an ideal family home.

## Porch

Access via uPVC double glazed door.

## Hallway

Staircase to first floor, understairs storage cupboard.

## Reception One/ Lounge

22'1" x 10'6" approx  
uPVC double glazed window facing front, two radiators.

## Reception Two/ Dining Room

11'10" x 7'5" approx  
Radiator, feature fireplace.

### **Kitchen/ Breakfast Room**

15'4" x 13'2" approx

Fitted with a range of base & wall units with worksurface over, electric oven, grill & 4 ring hob with extractor hood over, black granite sink with mixer tap and drainer, integrated tall fridge, plumbing for dishwasher, radiator, uPVC double glazed window and door to front.

### **Reception Three/ Sitting Room**

12'4" x 11'8" approx

uPVC double glazed doors leading to rear garden, velux window, radiator.

### **Utility Room**

8'3" x 5'9" approx

Worcester Oil Boiler, plumbing for washing machine and space for tumble dryer with worksurface over. Radiator, uPVC double glazed window and door with obscure glass to external room.

### **Shower Room**

8'3" x 5'5" approx

Fitted with a three piece suite comprising of shower, pedestal wash hand basin & low level W.C., extractor fan and uPVC double glazed window to side with obscure glass.

### **Landing**

Hatch to attic space.

### **Bedroom One**

15'5" x 13'4" approx

Built in wardrobes and vanity unit, door leading to walk in closet, uPVC double glazed window to front and uPVC double glazed patio doors leading out onto roof with beautiful open countryside views.

### **Walk In Closet**

uPVC double glazed window to rear

### **Bedroom Two**

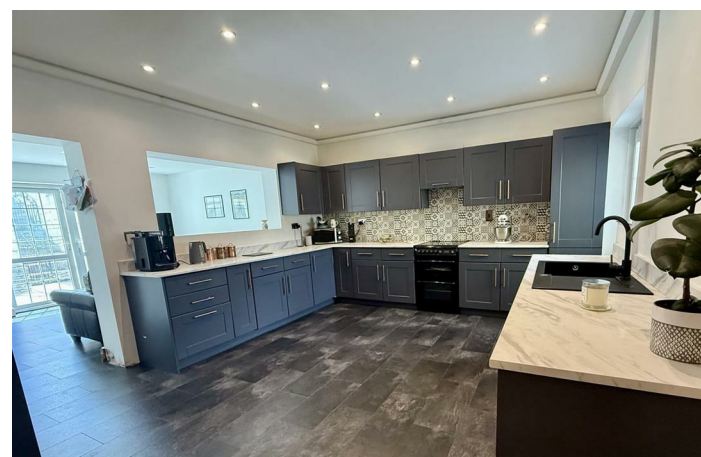
14'7" x 11'6" approx

Two uPVC double glazed windows facing front, radiator.

### **Bedroom Three**

10'2" x 8'7" approx

uPVC double glazed window facing side, radiator.





### Family Bathroom

9'1" x 6'10" approx

Fitted with a four piece suite comprising of power shower with multiple jets, corner Jacuzzi bath, low level W.C., And vanity wash hand basin, heated towel rail, extractor fan, airing cupboard housing hot water cylinder and uPVC double glazed window to rear with obscure glass.

### External Room

10'3" x 8'1" approx

uPVC double glazed window and door to side, power and lighting, radiator.

### Enclosed Walk Through

26'1" x 4'2" approx

Power and lighting.

### External

Courtyard with patio area, steps leading up to lawn area and ornamental chippings with open countryside views. Access to roof.

### 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.



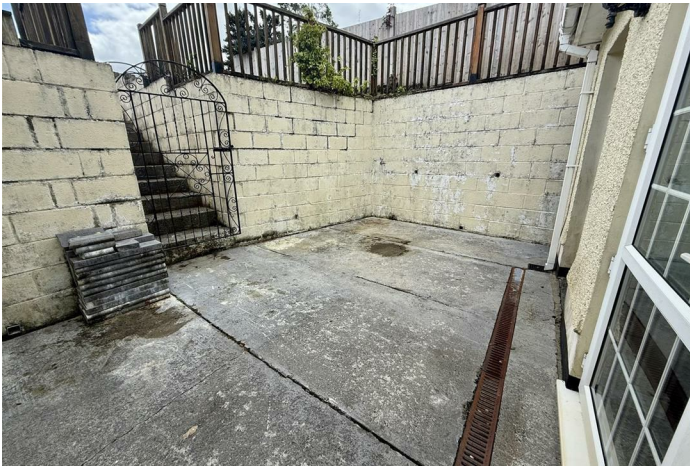




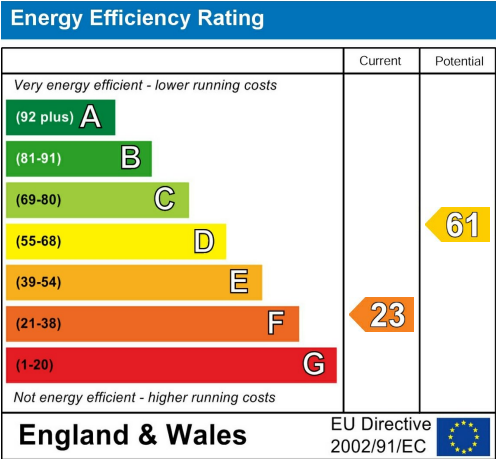








Local Authority Carmarthenshire  
 Council Tax Band C  
 EPC Rating F



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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.