



## **Carmarthen Road**

Cross Hands, Llanelli SA14 6TD

- Semi Detached Property
- Two Reception Rooms
- Rear Garden With Patio Area
  - M4/ j49 Connections
  - EPC: tbc
- Two Double Bedrooms
- Off Road Parking
- Outbuilding
- Village Location With All Local Amenities
- FREEHOLD

**Asking Price £170,000 Freehold**







## Location

### Description

Nestled in the charming village of Cross Hands, Llanelli, this delightful semi-detached house on Carmarthen Road offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for relaxation and entertaining. The two well-proportioned bedrooms are ideal for a small family or those seeking a peaceful retreat.

The house features a modern bathroom, ensuring that your daily routines are both comfortable and efficient. Additionally, the property includes parking at front of property.

Situated near M4 Junction 49, this location offers excellent transport links, making it an ideal choice for commuters. The village itself boasts a range of local amenities, ensuring that you have everything you need within easy reach. Whether you are looking for shops, schools, or recreational facilities, Cross Hands has it all.

This property presents a wonderful opportunity for those seeking a home in a friendly community, with the added benefit of convenient access to larger towns and cities. Don't miss the chance to make this charming house your new home. Freehold, EPC:E

### Porch

Access via uPVC double glazed door and windows facing front.

### Reception One

15'0" x 8'8" approx  
uPVC double glazed window facing front, radiator.

### Reception Two

15'2" x 8'6" approx  
uPVC double glazed window facing front, radiator, three alcove storage cupboards and shelving, under stairs storage cupboard.



## Kitchen

8'1" x 7'7" approx

Fitted with matching base and wall units with worksurface over, electric oven and hob with extractor hood over, sink with mixer tap and drainer, space for undercounter fridge. uPVC double glazed window facing rear and door to rear garden, feature vertical radiator.

## Family Bathroom

8'1" x 5'4" approx

Fitted with a three piece suite comprising of bath with shower over, low level W.C., and vanity wash hand basin. uPVC double glazed window facing rear with obscure glass, feature vertical radiator.

## Landing

uPVC double glazed window facing rear.

## Bedroom One (Double L-Shaped)

15'3" x 13'5" x 8'11" approx

uPVC double glazed window facing front, radiator, hatch to attic space.

## Bedroom Two (Double)

14'4" x 8'8" approx

uPVC double glazed window facing rear, feature radiator.

## External

Front: Off road parking for two cars (right of way driveway).

Rear: Lawn area, patio area, oil tank and outdoor boiler, side access (right of way).

## Detached block built shed

Base units with worksurface over, plumbing for washing machine and space for tumble dryer and fridge/ freezer.

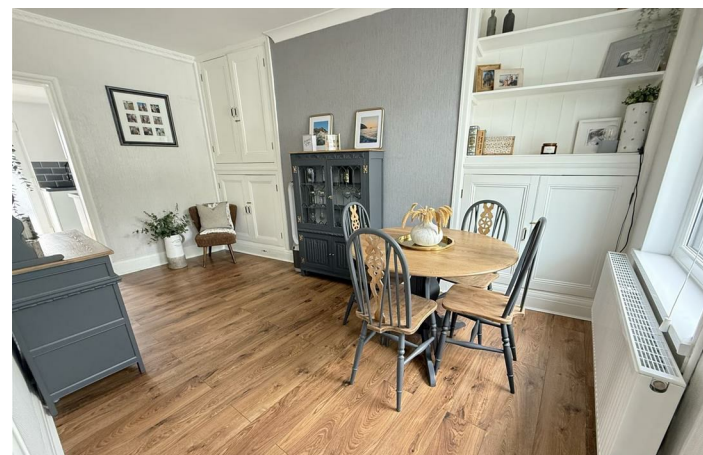
## Disclaimer

### 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.







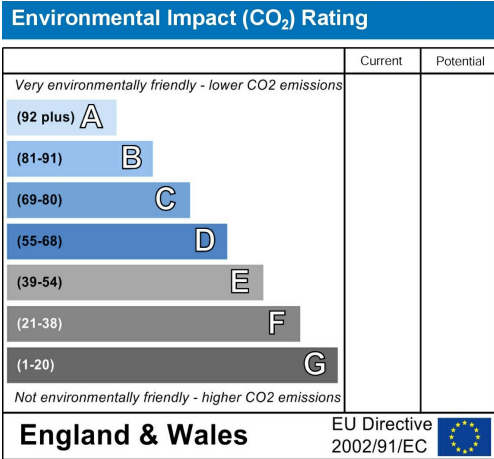
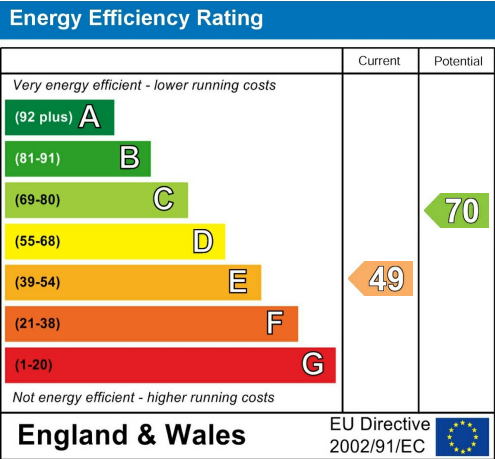








Local Authority Carmarthenshire  
Council Tax Band C  
EPC Rating E



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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.