



Ffordd Y Neuadd

Cross Hands, Llanelli SA14 6EH

- Semi Detached Property
- Ideal First Time Buyer Property
 - Off Road Parking
- Excellent Access To A48/M4
 - Freehold
- Two Double Bedrooms
- Enclosed Rear Garden
 - Village Location
 - EPC: B
- Viewing by appointment Only

Asking Price £189,950 Freehold





Location

Description

Nestled in the charming village of Cross Hands, Llanelli, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a well-proportioned reception room, providing a warm and inviting space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely atmosphere throughout.

Situated in a friendly community, this home is just a stone's throw away from local amenities, making it easy to access shops, schools, and other essential services. The surrounding area offers a tranquil environment, perfect for those who appreciate the charm of village life while still being within reach of larger towns. This semi-detached house on Ffordd Y Neuadd presents an excellent opportunity for anyone looking to settle in a welcoming neighbourhood. With its appealing features and prime location, it is a property not to be missed. EPC: B

Entrance Hallway

Access via composite door, radiator, stair case to first floor.

Lounge

11'7" x 10'4" approx

Two uPVC double glazed windows to front and side, radiator.

Cloakroom

6'6" x 3'3" approx

Fitted with a two piece suite comprising of pedestal sink and low level W.C., radiator.

Kitchen/ Diner

14'3" x 8'6" approx

Fitted with matching base and wall units with worksurface over, sink with mixer tap and drainer, electric oven and gas hob with extractor hood over, integrated fridge/ freezer and dishwasher. uPVC double glazed French doors to rear garden and window to rear, radiator. Cupboard with plumbing for washing machine.

Landing

Hatch to loft space.

Bedroom One

14'3" x 8'7" approx

uPVC double glazed window facing rear, radiator.

Bedroom Two

14'3" x 8'4" approx

uPVC double glazed window facing front, radiator.

Family Bathroom

6'6" x 5'10" approx

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

External

Front: Off road parking to side, side access.

Rear: Patio area, ornamental chippings, lawn area.

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.

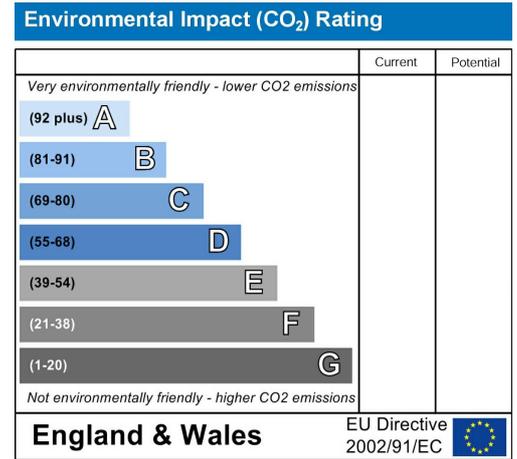
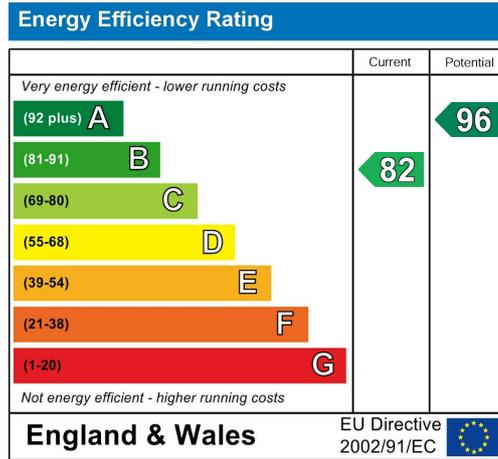








Local Authority Carmarthenshire
 Council Tax Band C
 EPC Rating B



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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.