



Tirydderwen

Cross Hands, Llanelli SA14 6SZ

- Detached Property
- Kitchen/ Diner & Utility Room
- Enclosed Rear Garden With Patio Area
- Village Location
- Freehold
- Four Double Bedrooms
- Two Receptions Rooms
- Garage With Off Road Parking
- EPC: B
- Viewing By Appointment Only

Asking Price £419,950 Freehold





Location

Description

Nestled in the charming area of Tirydderwen, Cross Hands this delightful detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families or those seeking extra space. The two well-appointed reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings with friends and family. Natural light floods the interior, creating a warm and inviting atmosphere throughout the home.

Outside, the property boasts a lovely garden, complete with a hot tub, perfect for unwinding after a long day or enjoying sunny afternoons with loved ones. Additionally, there is ample off road parking available, ensuring that you have a secure and convenient space for your car.

This property is not just a house; it is a home that offers a wonderful lifestyle in a sought-after location. With its generous living spaces and outdoor amenities, it is a must-see for anyone looking to settle in this vibrant community. Don't miss the opportunity to make this charming residence your own. EPC: B.

Entrance Hallway

Access via uPVC double glazed door, radiator, staircase to first floor.

Kitchen/ Diner

12'11" x 11'6" approx

Fitted with matching base and wall units with worksurface over, stainless steel sink with mixer tap and drainer, electric oven and four ring hob with extractor hood over, integrated dishwasher, american style fridge/ freezer. uPVC double glazed window facing rear, radiator.

Lounge

22'11" x 11'11" approx

uPVC double glazed bay window facing front and double doors to rear garden, two radiators.

Reception Two

11'11" x 9'1" approx

uPVC double glazed window facing front, radiator.

Cloakroom

4'4" x 3'6" approx

Fitted with a two piece suite comprising of low level W.C., and pedestal wash hand basin.

Utility Room

7'7" x 4'8" approx

Plumbing for washing machine, space for tumble dryer with worksurface over, understairs storage cupboard, uPVC double glazed window and door to rear.

Landing

uPVC double glazed window facing rear, hatch to attic space.

Master Bedroom

11'10" x 11'8" approx

uPVC double glazed window facing front, radiator, access to en-suite.

En-Suite

7'8" x 4'6" approx

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

Bedroom Two

12'11" x 11'8" approx

uPVC double glazed window facing rear, radiator.

Bedroom Three

11'11" x 9'3" approx

uPVC double glazed window facing front, radiator.

Bedroom Four (L-Shaped)

11'11" x 9'3" x 5'11" approx

uPVC double glazed window facing rear, radiator.

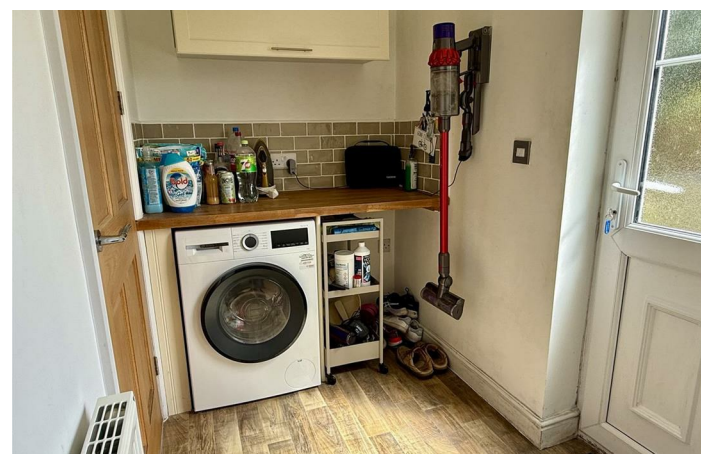
Family Bathroom

10'11" x 5'11" approx

Fitted with a three piece suite comprising of paneled bath, low level W.C., and vanity wash hand basin. uPVC double glazed window facing front with obscure glass, heated towel rail.

Garage

Up and over door, electric and light supply.



External

Outside, the property boasts a lovely garden, complete with a hot tub, perfect for unwinding after a long day or enjoying sunny afternoons with loved ones. Additionally, there is ample off road parking available to the front of the property.

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.

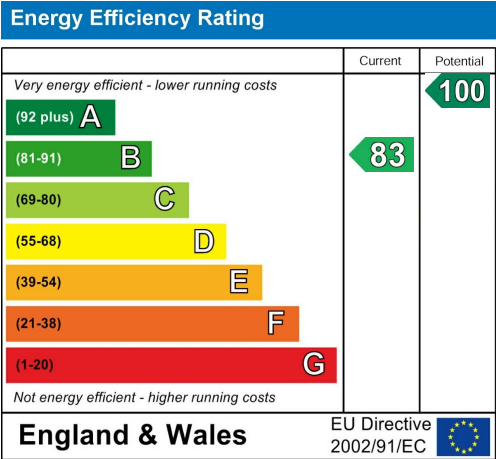








Local Authority Carmarthenshire
 Council Tax Band E
 EPC Rating B



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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.