



Carmarthen Road

Cross Hands, Llanelli SA14 6TH

- Semi Detached Property
- Family Bathroom & Shower Room
- Oil Central Heating
- Village Location
- Freehold
- Four Bedrooms
- Enclosed Rear Garden
- Newly Fitted Worcester Boiler (2024)
- EPC:tbc
- Viewing By Appointment

Asking Price £238,950 Freehold





Location

Description

Nestled on Carmarthen Road, this charming semi-detached house offers a delightful blend of comfort and countryside living. With four bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it an ideal home for gatherings with friends and family.

One of the standout features of this residence is the stunning open countryside views to the rear, allowing you to enjoy the beauty of nature right from your home. The property is conveniently located near M4 Junction 49, ensuring easy access to major routes while still enjoying the tranquillity of village life. Local amenities are just a stone's throw away, providing everything you need for day-to-day living.

The house has been updated, featuring a newly fitted oil boiler installed in 2024, ensuring efficient heating for the colder months. Additionally, some of the windows have been newly fitted with double glazing, enhancing energy efficiency and comfort throughout the year.

This property presents a wonderful opportunity to embrace a peaceful lifestyle in a picturesque setting, while still being well-connected to nearby towns and cities. Whether you are looking for a family home or a serene retreat, this semi-detached house on Carmarthen Road is sure to impress. Don't miss the chance to make this lovely property your own. EPC:tbc

Entrance Hallway

19'1" x 5'9" approx

Access via porch through to hallway, radiator, staircase to first floor

Lounge

22'0" x 11'3" approx

uPVC double glazed window facing front of property, two radiators, two storage cupboards with shelving

Kitchen

17'4" x 7'10" approx

Fitted with a range of matching base and wall units with complimentary worksurface over with breakfast bar, electric oven and four ring hob with extractor hood over, stainless steel sink with mixer tap, space for fridge/ freezer, plumbing for washing machine, freestanding newly fitted oil boiler (2024).

Dining Room (Currently Used As A Bedroom)

13'3" x 8'11" approx

Two internal windows facing,, radiator.

Reception Two

8'7" x 5'8" approx

uPVC double glazed window and door facing side of property, radiator

Family Bathroom

11'8" x 5'10" approx

Fitted with a four piece suite comprising of shower cubicle, bath, pedestal sink and low level W.C., storage cupboard, uPVC double glazed window facing rear of property with obscure glass.

Landing

15'3" x 5'9" approx

Master Bedroom

13'4" x 9'1" approx

uPVC double glazed window facing side of property, radiator

Bedroom Two

10'11" x 9'0" approx

uPVC double glazed window facing front of property, radiator, hatch to attic

Bedroom Three

7'10" x 6'4" approx

uPVC double glazed window facing front of property, radiator

Bedroom Four / Dressing Room

7'2" x 5'5" approx

uPVC double glazed window facing rear of property, radiator, door leading into shower room

Shower Room

9'7" x 5'5" approx

Fitted with a three piece suite comprising of shower, low level W.C., and pedestal wash hand basin. Extractor fan.



External

Front: Forecourt to front of property with ornamental chippings (Hardcore area under for off road parking if needed), gated side access.

Rear: Enclosed rear garden with mature shrubbery, patio area and ornamental chippings. Lawn area surrounded by mature shrubbery. Detached Shed. Further secret garden laid to lawn with open countryside views to rear.

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.

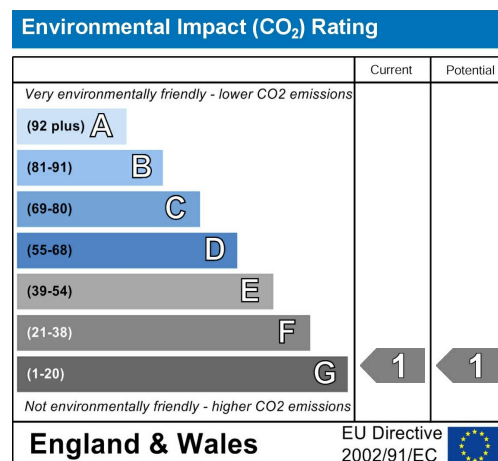
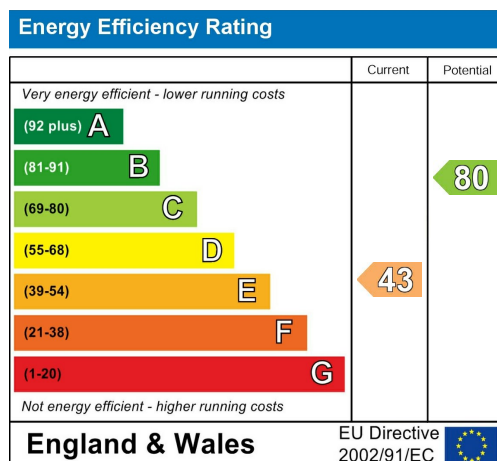








Local Authority Carmarthenshire
Council Tax Band C
EPC Rating E



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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.