



## Carmarthen Road

Cross Hands, Llanelli SA14 6SU

- Semi-detached Property
- Kitchen/Diner & Lounge
- Large Rear Garden with Patio Area
- Electricing Heating with solar panels
- CHAIN FREE. EPC: C
- Three Bedrooms
- Family Bathroom & Cloakroom
- Off Road Parking
- uPVC Double Glazing throughout
- Viewing By Appointment Only

**Asking Price £229,995 Freehold**







## Location

## Description

An opportunity to purchase a well presented semi detached property located in the Village of Crosshands with all amenities close by and with excellent links to the A48/M4 junction 49. Built to a high specification with large rear garden. The accommodation comprises of Entrance Hallway, Lounge, Cloakroom, Kitchen/Diner, Three Bedrooms & Family Bathroom. The property benefits from uPVC double glazing, large garden & Off Road Parking. CHAIN FREE Energy rating - C.

## Entrance Hallway

15'4" x 6'9" approx

Access via uPVC double glazed half obscure door to hallway, uPVC double glazed window facing side of property, radiator, understairs storage cupboard, smoke alarm. Staircase leading to first floor.

## Cloakroom

5'5" x 3'1" approx

Fitted with a two piece suite comprising of low level W.C., wall mounted sink unit. uPVC double glazed window with obscure glass facing side of property.

## Kitchen/ Diner

18'1" x 9'4" approx

Fitted with a range of matching base and wall units with work surface over, stainless steel sink unit with mixer tap, tiled walls over work surface, integrated electric oven and grill, integrated microwave, four ring hob with extractor fan above, integrated dishwasher, integrated washer/dryer, integrated fridge and freezer, radiator, smoke alarm, uPVC double glazed window facing rear of property, uPVC double glazed french doors lead to rear patio.

## Lounge

14'11" x 10'11" approx

uPVC double glazed window facing front of property, radiator.



### Landing

7'3" x 7'3" approx  
uPVC double glazed window facing side of property, loft access with ladder, smoke alarm, Airing cupboard housing heating (Cylinder) 3kw Solar pv System.

### Bedroom One

13'1" x 8'7" approx  
uPVC double glazed window facing front of property, radiator.

### Bedroom Two

11'6" x 10'0" approx  
uPVC double glazed window facing rear of property, radiator.

### Bedroom Three

9'1" x 8'6" approx  
uPVC double glazed window facing front of property, radiator.

### Family Bathroom

7'4" x 7'1" approx  
Fitted with a three piece suite comprising of low level W.C., pedestal hand wash basin, panelled bath with shower above, feature radiator, obscure uPVC double glazed window facing rear of property, extractor fan, fully tiled walls.

### External

External (front) Tarmacadam driveway gives off road parking, Gated side access leads to rear of property.

External (rear) Laid mainly to lawn, patio area, gated side access.

### 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.

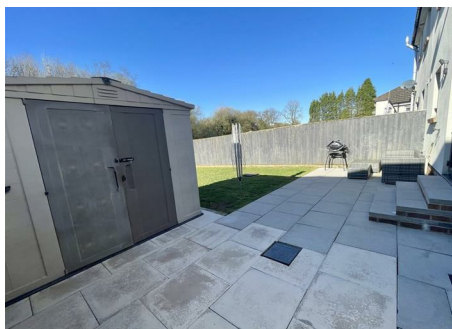
DRAFT: These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.







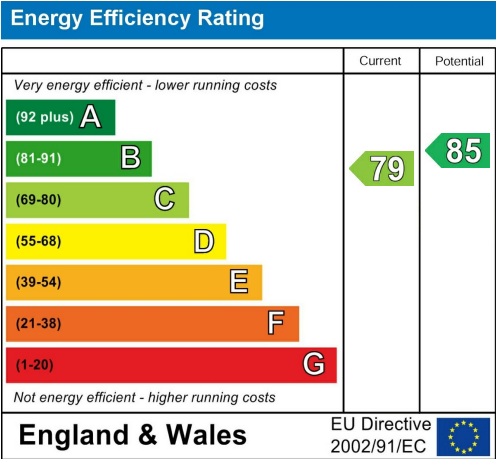








Local Authority Carmarthenshire  
 Council Tax Band C  
 EPC Rating C



Cymru Estates Sales Office

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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.