



Thornhill Road

Cross Hands, Llanelli SA14 6SE

- Semi-Detached House
 - Driveway
 - No Chain
 - Three Bedrooms
- Excellent Access to A48/M4
- Detached Garage
- Beautiful Landscaped Garden
- Open Aspect to Front & Rear
 - Conservatory
- Viewing By Appointment

Asking Price £275,000 Freehold





Location

An opportunity to purchase a unique property, offering well appointed accommodation throughout and attractive, landscaped gardens. Located on the outskirts of Crosshands Village, set back from the road, this semi-detached house sits in a good sized plot. There is ample off road parking and detached garage which is of cavity wall construction and could be utilised for a number of uses such as an office or Annex (please check with local authority for necessary change of use/planning permission). Viewing is highly recommended to appreciate the space on offer, ideal for family living, enjoyed for many years by the current owner. Situated within close proximity to all amenities and excellent access to the A48/M4. Viewing By Appointment. No Chain. EPC Rating- E

ENTRANCE

Via uPVC double glazed entrance door.

ENTRANCE HALLWAY

Textured ceiling, dado rail, stairs to first floor, radiator, laminate flooring, smoke alarm, uPVC double glazed window to front.

SITTING ROOM

13'1" x 10'4"

Textured & covered ceiling, radiator, uPVC double glazed bay window to front, radiator, laminate flooring, dado rail.

OPEN PLAN KITCHEN/DINER/LOUNGE

KITCHEN/DINER

19'7" x 10'4"

Fitted with a range of base units to the kitchen area with complimentary worksurface over, built in electric oven, grill & 4 ring hob with extractor hood over, composite sink unit with mixer tap, integrated fridge, integrated dishwasher, dresser style base, wall & display units with worksurface over, laminate flooring, tiled flooring to kitchen area, radiator, timber double glazed window to side, textured & covered ceiling, opening through to:

LOUNGE

13'8" x 9'3"

Textured & coved ceiling, two radiators, uPVC double glazed window to rear, laminate flooring, aluminium sliding doors to rear.

BATHROOM

Fitted with a three piece suite comprising of paneled bath with shower over, wash hand basin and fitted vanity unit, low level W.C., heated towel rail, uPVC double glazed window to side with obscure glass, 'Respatex' walls and ceiling.

CONSERVATORY

11'6" x 19'0"

Of uPVC construction with poly-carbonate roof and dwarf wall, uPVC double glazed French doors to rear garden, two radiators, tiled flooring.

FIRST FLOOR

LANDING

Textured ceiling, hatch to attic space, dado rail.

BEDROOM 1

10'9" x 11'0"

Textured & coved ceiling, radiator, uPVC double glazed bay window to front, laminate flooring, fitted wardrobes with mirrored sliding doors.

BEDROOM 2

9'10" x 9'7"

Textured ceiling, radiator, picture rail, uPVC double glazed window to rear, built in cupboards with hanging space and immersion heater.

BEDROOM 3

9'0" x 6'7"

Textured ceiling, radiator, uPVC double glazed window to rear, display shelving.

BATHROOM

11'0" x 5'2"

Fitted with a three piece suite comprising of paneled bath with 'telephone style' taps & shower head, pedestal wash hand basin and low level W.C., vinyl flooring, fully tiled walls, extractor fan, radiator, textured ceiling, uPVC double glazed window to front with obscure glass.



EXTERNAL

The property is approached via a driveway leading to detached garage, concrete parking area, patio area with crazy paving, flower beds, gated side access to rear garden, paved rear patio, steps up to tiered patio areas with crazy paving, raised flower beds, various trees and shrubbery, oil tank, glasshouse, tiled pathway leads up to covered pergola with tiled floor, decking and hot tub.

GARAGE

21'8" x 11'3"

Of cavity wall construction and could be utilised for a number of uses such as an office or Annex (please check with local authority for necessary change of use/planning permission). Up & over door, electric & plumbing, base and wall unit with fitted worktop, 1 1/2 sink unit with mixer tap, shelving, oil central heating boiler, uPVC double glazed windows to both sides, uPVC door to side.

SAUNA ROOM

Timber tongue & groove paneling to walls, tiled flooring/wet room, 'Respatex' to walls in shower area and wall mounted shower, uPVC double

glazed door to side with obscure glass, uPVC double glazed window to rear. Glass door to sauna, of timber tongue & groove construction.

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 County Council
Council Tax Band D
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.