



Caeglas

Cross Hands, Llanelli SA14 6NH

- Semi Detached Property
- Three Reception Rooms
 - Oil Central Heating
 - EPC: E
- M4 junction 49 Access
- Two Double Bedrooms
- Front Rear And Side Garden
- CHAIN FREE
- Village Location With All Local Amenities
- Viewing By Appointment Only

Asking Price £144,950 Freehold





Location

Description

Nestled in the charming village of Caeglas, Cross Hands, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and convenient home. With easy access to the M4 junction 49, commuting to nearby towns and cities is a breeze, making it an ideal location for both professionals and families alike. The property boasts three inviting reception rooms, providing ample space for relaxation, entertaining, or even a home office.

Set within a village location, residents will find all local amenities within easy reach, ensuring that daily necessities are just a stone's throw away. This chain-free property allows for a smooth transition, making it an attractive option for first-time buyers or those looking to downsize. In summary, this semi-detached house in Caeglas is a wonderful blend of comfort, convenience, and charm, perfect for anyone looking to settle in a friendly community. Don't miss the chance to make this lovely property your new home. EPC:E. CHAINFREE

Porch

Access via uPVC double glazed door to porch area, tiled flooring, doors leading into hallway.

Hallway

Stairs to first floor, radiator, smoke detector, under stairs storage cupboard.

Reception Room One

12' 5" x 11' 6" approx

Radiator, uPVC double glazed window facing front of property.

Reception Room Two

9'5 x 8' 6" approx

Radiator, uPVC double glazed window facing rear of property.

Reception Room Three

9'7" x 8'10" approx
uPVC double glazed window to facing rear,
radiator.

Kitchen

23'6" x 5'7" approx
Fitted with a range of matching base & wall units
with complimentary worksurface over, four ring
electric hob with extractor hood over, built in
electric oven, space for fridge/ freezer, stainless
steel sink with mixer tap, plumbing for washing
machine. Two uPVC double glazed windows
facing side of property and door giving side
access.

Landing

Access to attic space, uPVC double glazed
window facing side of property.

Bedroom One

15' 4" x 10' 1" approx
Radiator, airing cupboard, storage cupboard,
uPVC double glazed window facing front of
property.

Bedroom Two

11' 8" x 10' 4" approx
Storage cupboard, radiator, uPVC double glazed
window facing rear of property.

Family Bathroom

6'8" x 6'1" approx
Fitted with a three piece suite comprising of
panelled bath with electric shower over, pedestal
wash hand basin & low level W.C., radiator, uPVC
double glazed window facing rear of property.

External

Garden to the front with lawn area and side
pedestrian access leading to rear and side
gardens, freestanding oil boiler and oil tank.

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.



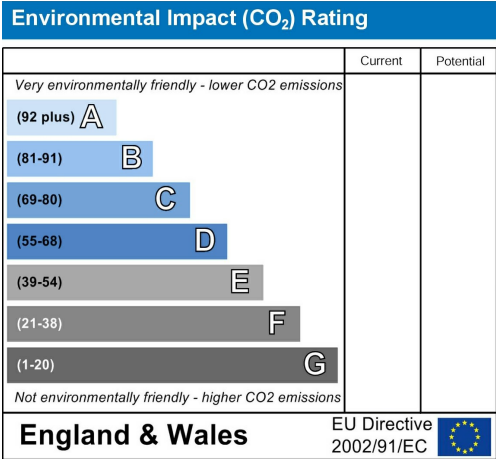
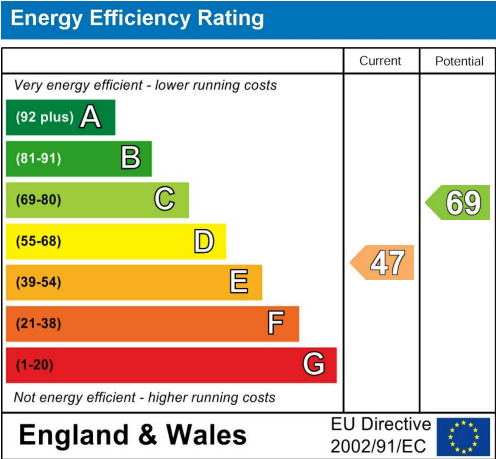
They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances 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 B
 EPC Rating E



Cymru Estates Sales Office

23a Llandeilo Road, Cross Hands,
 Llanelli, Dyfed, SA14 6NA

Contact

01269 846746
 crosshands@cymruestates.com
 www.cymruestates.com

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.