



Carmarthen Road

Cross Hands, Llanelli SA14 6SU

- Semi Detached House
- Three Reception Rooms
 - CHAIN FREE
- Enclosed Rear Garden
 - EPC; G
- Three Bedrooms
- In Need Of Modernization
 - Off Road Parking
 - Village Location
- Viewing By Appointment Only

Asking Price £129,950 Freehold





Location

Description

Requiring modernization throughout, the accommodation briefly comprises three bedrooms, three reception rooms, kitchen and bathroom. The property offers generous living space and provides the ideal blank canvas for those wishing to create a home tailored to their own tastes and requirements.

The property's prime location is a particular feature, set within a well-established and friendly community while remaining conveniently positioned for access to local amenities, schools, and transport links. The surrounding area offers a pleasant balance of countryside charm and everyday convenience. Offered to the market with no onward chain, this property represents an exciting opportunity for investors, developers, or buyers seeking a rewarding renovation project in a desirable location. EPC: G. Chain Free.

Hallway

Access via uPVC double glazed door, staircase to first floor, understairs storage cupboard.

Reception One

11'8" x 9'11" approx
uPVC double glazed window facing front.

Reception Two

12'7" x 9'5" approx
uPVC double glazed door to rear garden.

Reception Three

11'10" x 10'9" approx
uPVC double glazed door to rear garden.

Kitchen

10'11" x 8'9" approx
Base and wall units with worksurface over, stainless steel sink and uPVC double glazed window facing rear.

Landing

Bedroom One

12'3" x 10'4" approx
uPVC double glazed window facing rear.

Bedroom Two

12'0" x 9'1" approx
uPVC double glazed window facing front.

Bedroom Three

9'3" x 6'2" approx
uPVC double glazed window facing front.

Family Bathroom

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

External

Front: Off road parking for two vehicles, gated side access.

Rear: Four storage outbuildings and outside W.C.
Two lawn areas.

Disclaimer

GENERAL INFORMATION: Viewings are strictly by appointment through Cymru Estates.

SERVICES: We understand that the property may benefit from mains electricity, gas, oil, water, sewerage, private drainage, LPG, or other private services, although these may vary from property to property. None of the services, systems, appliances, or equipment referred to in these particulars have been tested by Cymru Estates, and prospective purchasers should make their own enquiries to satisfy themselves as to their condition, functionality, and compliance with current regulations.

IMPORTANT NOTICE: These particulars are intended to provide a fair description of the property for guidance only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, dimensions, and room sizes are approximate and should not be relied upon for flooring, furnishings, or other precise requirements. Any reference to fixtures, fittings, alterations, planning permissions, tenure, boundaries, condition, views, gardens, or outdoor space should be independently verified by the purchaser.

Prospective purchasers are strongly advised to contact our office with any specific enquiries relating to the property before arranging to travel to view.

DRAFT PARTICULARS: These property details



have been prepared using information provided by the seller and are subject to approval. They may be amended or updated without notice. Please contact our office for the most up-to-date version.

PHOTOGRAPHS: Photographs, images, and virtual tours are provided for illustrative purposes only and may have been taken at a date prior to marketing. Items shown within photographs may not be included in the sale. Colours, finishes, and appearances may differ from those shown.

FIXTURES & FITTINGS: Items shown or mentioned within these particulars, including fixtures, fittings, appliances, and furnishings, are not necessarily included in the sale and should be confirmed separately by prospective purchasers.

LEGAL INFORMATION: Information relating to tenure, boundaries, rights of way, easements, restrictions, covenants, planning permissions, and building regulations should be verified by the purchaser's solicitor or legal adviser prior to exchange of contracts.

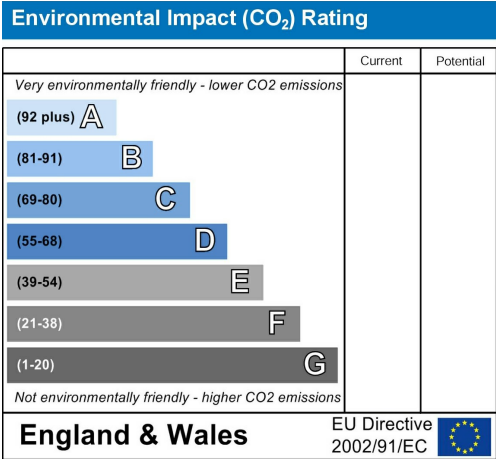
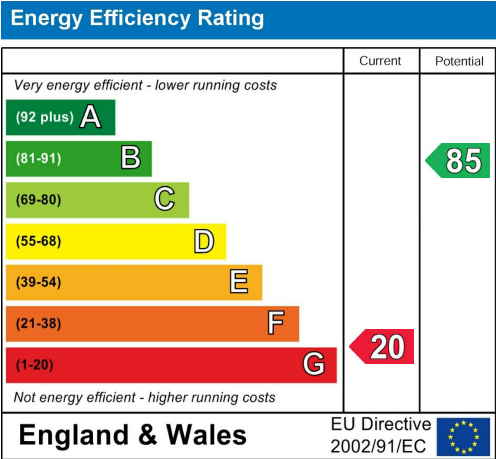








Local Authority Carmarthenshire
 Council Tax Band C
 EPC Rating G



Cymru Estates Sales Office

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

Contact

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

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