Heol Derwen

Cross Hands, Llanelli SA14 6SN

- Detached Property With Four Double Bedrooms
- Integral Double Garage With Off Road Parking
- Easy access to A48/M4 Junction 49
- Gas Central Heating
- Viewing Recommended To Appreciate All This Property Has To Offer
- Two En-Suites And A Family Bathroom
- Kitchen Breakfast Room With Separate Utility Room
- Low Maintenance Rear Garden
- Quiet Cul-de-Sac Location
- EPC:C Freehold Property. CHAIN FREE PROPERTY

Asking Price £389,950 Freehold

Location

Description

CHAIN FREE PROPERTY. Located in the desirable area of Heol Derwen, Off Black Lion Road, this immaculate modern detached house offers a perfect blend of comfort and style. With an impressive four double bedrooms, including two en suites, this property is ideal for families seeking spacious living. The well-appointed family bathroom ensures convenience for all.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The heart of the home is the contemporary kitchen, which features a separate utility room, making daily chores a breeze. Additionally, the property boasts two further reception rooms, allowing for versatile use, whether as a playroom, study, or additional lounge.

Parking is a significant advantage here, with space for several vehicles, complemented by a double garage and off-road parking. This feature is particularly appealing for those with multiple cars or who enjoy hosting guests.

Situated conveniently near M4 junction 49, this property offers excellent transport links, making it easy to commute to nearby towns and cities. The surrounding area is rich in amenities, ensuring that all your daily needs are within easy reach.

In summary, this stunning detached house on Heol Derwen is a rare find, combining modern living with practical features in a sought-after location. It is an excellent opportunity for anyone looking to settle in a spacious and well-equipped family home. EPC:C. CHAIN FREE.

Hallway

20'3" x 6'5" approx

Approach via a uPVC front door with an obscured glass, radiator, stairs leading to first floor.

Reception Room

18'36" x 13'04" approx

uPVC double glazed window to front, two radiators, double glass doors leading into dining room

Dining Room
13'04" x 11'10" approx
uPVC double glazed French doors leading out to rear garden, radiator.

Kitchen/Breakfast Room
15'3 x 10' approx
uPVC double glazed window to rear, fitted with a range of base and wall units with complimentary work surface, one and half stainless steel sink, five ring gas hob, integrated double oven, integrated dish washer, integrated fridge/freezer. Tiled flooring, breakfast bar. Archway leading into breakfast area.

Breakfast Room
9'7" x 8'4" approx
radiator, uPVC double glazed French doors leading to conservatory

Conservatory
11'2 x 9'1
Radiator, ceramic tiled flooring, french doors to rear garden.

Utility Room
5'6 x 8'3
uPVC double glazed door to side. Fitted with a range of base and wall units with complimentary work top with stainless steel sink, space for washing machine, tiled flooring, radiator, Door leading into integral Double Garage.

W.C. Cloakroom
5'11 x3'6
Fitted with a two piece suite comprising of low level w.c, sink, part tiled walls, obscured uPVC double glazed window, radiator.

Landing
Hatch to part boarded attic, airing cupboard housing water tank with shelving for storage.

Bedroom One (Master)
16'8" x 11'10" approx
Two uPVC double glazed windows facing rear, radiator, four double fitted wardrobes, Door leading to en-suite

Master Bedroom En-Suite
7'4" x 6'7" approx
Fitted with a three piece suite consisting of low level w.c, sink, freestanding shower, tiled flooring, heated towel rail, spotlights, uPVC double glazed obscure glass window to rear.

Bedroom Two
13'11" x 14'2" approx
uPVC double glazed window to front, radiator, Door leading to ensuite

Bedroom Two En-Suite
9'5 x 4'9
Fitted with a three piece suite consisting of low level w.c, pedestal sink, double freestanding shower, heated towel rail, tiled flooring, spotlights, extractor fan, obscured uPVC double glazed window to side.

Bedroom Three
15'5" x 11'3" approx
Two uPVC double glazed windows to front, radiator.

Bedroom Four
12'15" x 11'23" approx
uPVC double glazed window to rear, radiator.

Family Bathroom
7'11 x 7'7
uPVC double glazed obscured glass window to front of property, three piece suite comprising of low level w.c, sink, bath with shower over, spotlights, part tiled walls, tiled flooring, radiator.

Integral Double Garage
18'11 x16'8
Integral double garage Housing brand new valliant wall mounted gas boiler, lighting and electric points.

External
To Front: Off road parking, area with mature shrubs and garden area laid to lawn.

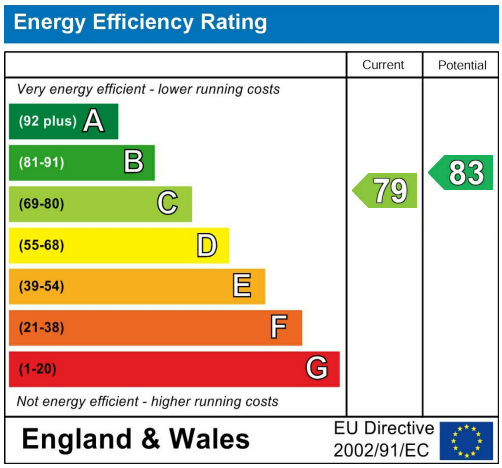
To Rear: Garden area with Patio, surrounded with mature shrubs and trees.

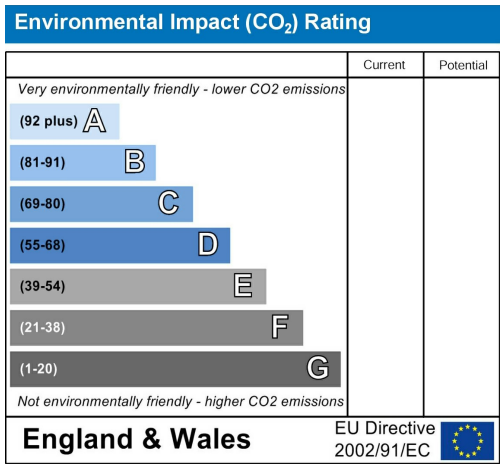
Disclaimer
GENERAL INFORMATION
VIEWING: By appointment with Cymru Estates.
SERVICES: Mains electricity, gas, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).
IMPORTANT INFORMATION: These particulars are set out as a general outline for guidance and

WEEKLY PLANNER

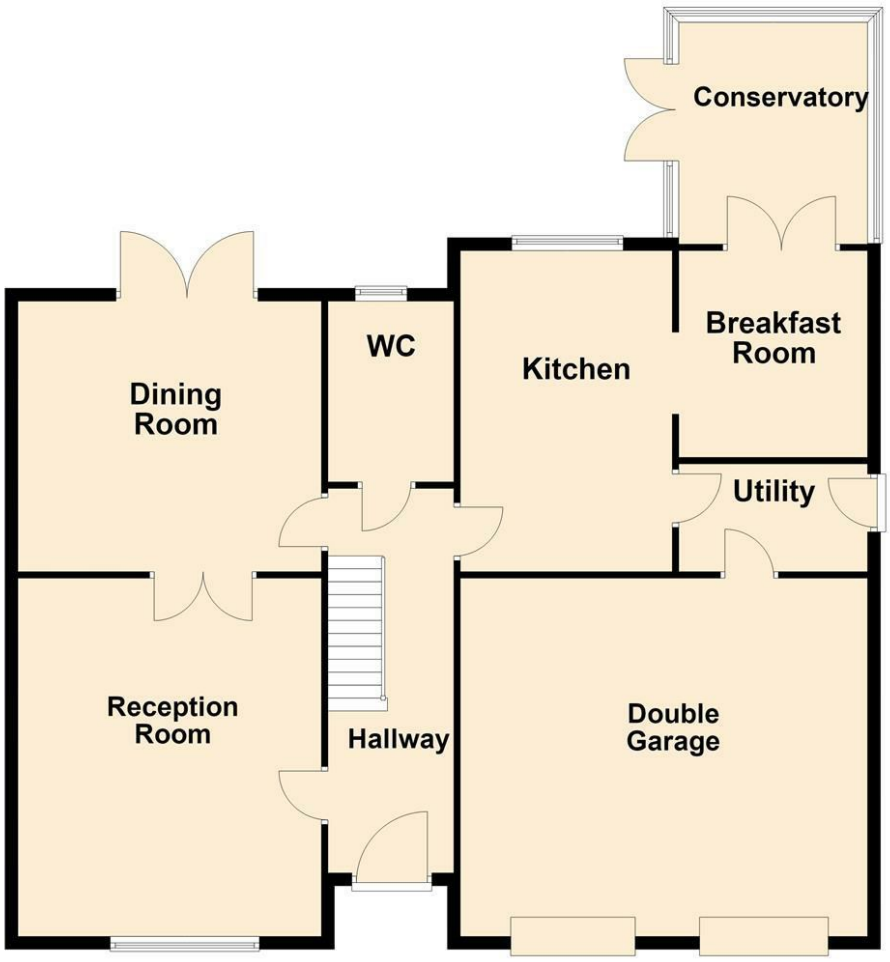
prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our 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 F
EPC Rating C





Ground Floor



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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.