



## **49 Cross Hands Road**

Gorslas, Llanelli SA14 6RP

- Semi Detached Property
- Off Road Parking To Front Of Property
- M4 Junction 49 Road Links
  - Two WC Rooms
  - Freehold Property
- Three Well Proportioned Bedrooms
  - Rear Garden Laid To Lawn
- Village Location With All Local Amenities
  - EPC:E
  - Viewing By Appointment

**Asking Price £194,950 Freehold**





## Location

### Description

Located in the village of Gorslas, this delightful semi-detached house on Cross Hands Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The home features a welcoming reception room, providing a warm and inviting atmosphere for relaxation and entertaining. The well-designed layout maximises space and functionality, making it a practical choice for everyday living. Additionally, there is parking available for one vehicle, adding to the convenience of this lovely home.

Situated just a short drive from M4 junction 49, this location offers excellent transport links, making it easy to commute to nearby towns and cities. The village setting provides a peaceful environment, perfect for those who appreciate a quieter lifestyle while still being within reach of urban amenities.

This semi-detached house on Cross Hands Road is a wonderful opportunity for anyone looking to settle in a friendly community with easy access to the surrounding areas. With its appealing features and prime location, this property is not to be missed. EPC:E

### Porch

uPVC double glazed entrance door into Porch, uPVC double glazed windows to front, tiled floor.

### Entrance Hallway

Via uPVC double glazed door, radiator, laminate floor

### Lounge With Dining Room

20'9 x 11'10 appox

Laminate floor, uPVC double glazed window to front, multi fuel stove set in marble hearth with wood surround, under stairs cupboard, inset shelving, two radiators.

## Kitchen With Breakfast Room

15'3" x 12'1" approx

Fitted with a range of fitted base and wall units, central island with breakfast bar, stainless steel single drainer sink unit with mixer tap, electric hob with extractor over, built in double oven, plumbing for dishwasher, radiator, part tiled walls, slate flooring, down lights, small dining area, uPVC double glazed window to side. Door leading to stairs to first floor.

## Utility Room

Plumbing for washing machine, Worcester boiler providing domestic hot water and central heating, down lights, slate flooring, uPVC double glazed door to side with secure glass

## Ground Floor Bathroom

10'5" x 5'11" approx

Fitted with a four piece suite comprising of with WC, pedestal wash hand basin, panelled bath, electric shower in enclosure, radiator, uPVC double glazed window to rear.

## Landing

Radiator, hatch to roof space.

## Bedroom One

12'11" x 9'6" approx

Built in wardrobes, radiator, two uPVC double glazed windows to front.

## Bedroom Two

10'11" x 9'5" approx

Radiator, uPVC double glazed window to rear.

## Bedroom Three

10'4" x 6'7" approx

Built in wardrobes, uPVC double glazed window to side.

## W.C. Room

Fitted with a two piece suite comprising of WC, vanity wash hand basin, uPVC double glazed window to rear.

## External

Parking to front of property.

Gated side pedestrian access to rear garden laid to lawn with patio area and oil tank, backing onto open fields.

## 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.

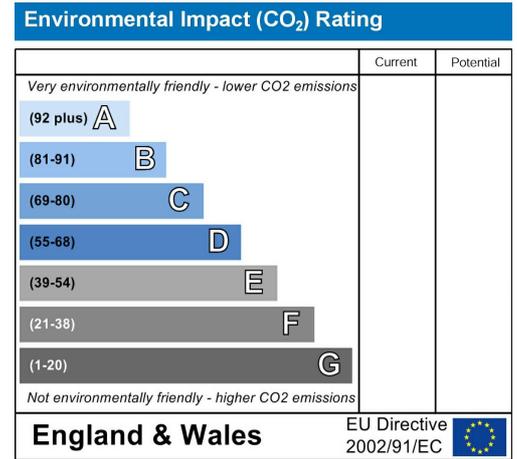
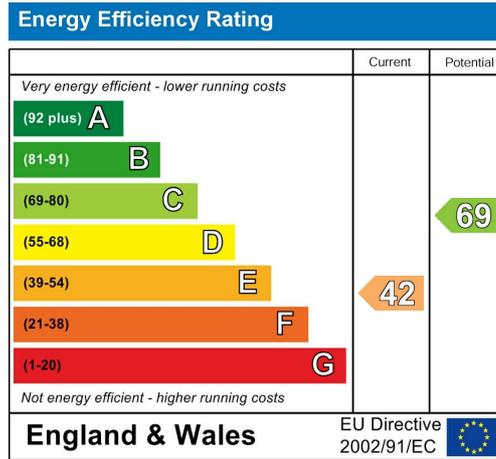








Local Authority Carmarthenshire  
 Council Tax Band C  
 EPC Rating E



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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.