



**Caeglas**

Cross Hands, Llanelli, SA14 6NG

**Asking Price Of £149,950**

# Property Features

- Semi-detached house
- Three Bedrooms
- Off Road Parking
- Oil central heating
- Popular location
- No Chain
- Good Access to A48/M4
- Fitted Kitchen
- Shower Room
- Viewings by appointment



## Full Description

An ideal first time buyers or Investment buy semi-detached house located in Crosshands. The property comprises of 3 bedrooms, shower room, open plan kitchen diner and living room area. Situated within close proximity to the A48/M4 and Crosshands Retail Park, with the benefit of Oil Central heating & Off Road parking. No Chain, EPC Rating - D

### ENTRANCE

Via composite entrance door into:



### ENTRANCE HALL

Textured & coved ceiling, smoke alarm, stairs to first floor, understairs storage cupboard, radiator, uPVC double glazed window to front with obscure glass, dado rail.

### LOUNGE

15' 1" x 10' 3" (4.6m x 3.12m)

Textured & coved ceiling, radiator, uPVC double glazed window to front, Fireplace with marble hearth & surround, laminate flooring.



### DINING ROOM

8' 7" x 10' 5" (2.62m x 3.18m)

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

### KITCHEN

9' 7" x 10' 4" (2.92m x 3.15m)

Fitted with a range of base, wall & display units with complimentary worksurface over, built in electric oven, grill & 4 ring hob with extractor hood over, space for fridge/freezer, plumbing for washing machine, circular stainless steel sink unit & drainer with mixer tap, splashback over worksurface, laminate flooring, uPVC double glazed window to rear, uPVC double glazed door to side with obscure glass, textured & coved ceiling.



## FIRST FLOOR

### LANDING

Textured & coved ceiling, smoke alarm, dado rail, hatch to attic space, uPVC double glazed window to side with obscure glass.



### BEDROOM ONE

14' 2" x 9' 3" (4.32m x 2.82m)

Textured & coved ceiling, radiator, uPVC double glazed window to rear, walk in cupboard with shelving, laminate flooring.

### BEDROOM TWO

11' 7" x 9' 1" (3.53m x 2.77m)

Textured & coved ceiling, radiator, uPVC double glazed window to front, recess with radiator, laminate flooring.



### BEDROOM THREE

7' 3" x 6' 2" (2.21m x 1.88m)

Smooth ceiling, radiator, uPVC double glazed window to front, storage cupboard, laminate flooring.

### BATHROOM

Fitted with a three piece suite comprising of shower enclosure with wall mounted electric shower, low level W.C. and pedestal wash hand basin, heated towel rail, fully tiled walls, laminate flooring, extractor fan, textured & coved ceiling, uPVC double glazed window to rear with obscure glass.



### EXTERNALLY

Tarmacadam drive to the front providing off road parking, garden laid to lawn, concrete pathway giving side access to rear garden laid to lawn with patio area, storage shed with W.C., outside tap, metal storage shed, 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.

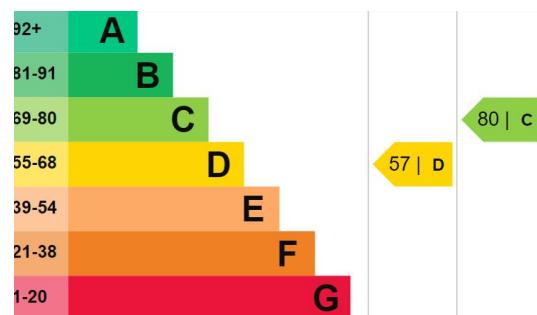
#### DRAFT

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.

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Agents Note: Whilst every care has been taken to prepare these sales 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 their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.