



**Carmarthen Road**

Cross Hands, Llanelli, SA14 6SU

**Asking Price Of £430,000**



# Property Features

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- Detached Family Home
- Beautifully Appointed Throughout
- Off Road Parking
- Five Bedrooms
- Viewing Recommended
- Excellent access to A48/M4
- Stunning Family Room
- Four Bathrooms
- Good Sized Garden
- Call our office to Book a Viewing

## Full Description

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This stunning and unique family home really is a show stopper! A 5 bedroom executive detached house located in Crosshands. Substantially improved by the current owners including a wonderful extension with an excellent new open plan layout. Viewing is recommended to appreciate what this property has to offer with the benefit of oil central heating and thermally broken powder coated aluminium windows and doors. Downstairs has a welcoming entrance hall with access to a reception room, bedroom with en-suite and through to an amazing kitchen/dining room with Vaulted ceiling. There is an exquisite family room complete with wood burner and a bright open aspect. Upstairs has 4 good size bedrooms with en-suites and family bathroom. The property offers parking for several cars and a good sized enclosed rear garden. A MUST SEE PROPERTY! EPC: E

### ENTRANCE

Via solid Aluminium slab door into:

### ENTRANCE HALLWAY

Smooth & coved ceiling, radiator, oak flooring, stairs to first floor, smoke alarm.

### LOUNGE

14' 0" x 9' 10" (4.27m x 3m)

Smooth & coved ceiling, radiator, aluminium double glazed window to front.

### BEDROOM 5

9' 9" x 11' 2" (2.97m x 3.4m)

Smooth & coved ceiling, radiator, aluminium double glazed window to front, built in storage cupboard with hanging space.

### EN-SUITE

Fitted with a three piece suite comprising of built in shower, low level W.C. and wall mounted wash hand basin set in vanity unit, aluminium double glazed window to side with obscure glass, heated towel rail,



extractor fan, tiled flooring, fully tiled walls.

#### KITCHEN

17' 6" x 14' 3" (5.33m x 4.34m)

Fitted with a range of base & wall units with granite worktop over and sink unit with mixer tap, breakfast bar with granite worktop, Range cooker with electric double oven, grill, warming oven and 7 ring gas hob with extractor hood over, integrated dishwasher, space for fridge/freezer, walls tiled over worksurface, tiled flooring, radiator, vaulted ceiling with feature beams, two Velux windows to side, aluminium double glazed French doors to side, opening out to:



#### DINING AREA

8' 2" x 9' 10" (2.49m x 3m)

Tiled floor, smooth & coved ceiling, radiator, storage cupboard



#### REAR HALLWAY

Smooth ceiling, smoke alarm, stairs to first floor/master bedroom.

#### FAMILY ROOM

16' 10" x 12' 9" (5.13m x 3.89m)

Aluminium double glazed bi-folding doors, cushioned flooring, smooth ceiling with spot lighting, log burner on slate hearth, sliding door to:

#### UTILITY ROOM

Fitted with base & wall units with worksurface over, stainless steel sink with mixer tap, plumbing for washing machine, space for tumble dryer, extractor fan, central heating boiler, radiator, smooth ceiling with spot lighting, understairs storage space, cushioned flooring.



#### FIRST FLOOR

leading up from rear hallway for access to Bedroom 1 and En-suite only.

#### LANDING

Smooth ceiling, smoke alarm, double storage cupboard with hanging space.

#### MASTER BEDROOM

17' 9" x 14' 10" (5.41m x 4.52m)

Smooth ceiling, two radiators, aluminium double glazed window to rear, two Velux windows to side, built in double cupboard with hanging space.

#### EN-SUITE

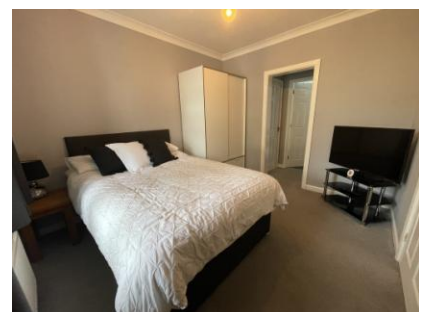
Fitted with a three piece suite comprising of pedestal wash hand basin, built in shower and low level W.C., Respatex ceiling, fully tiled walls, tiled flooring, Velux window to side, heated towel rail, extractor fan.

#### FIRST FLOOR

stairway leading from front hallway to bedrooms 2,3 and 4, bathroom and







en-suite.

## LANDING

Smooth & coved ceiling, hatch to attic space, smoke alarm, radiator, airing cupboard with shelving and radiator.

## BEDROOM 2

14' 7" x 9' 9" (4.44m x 2.97m)

Smooth & coved ceiling, radiator, aluminium double glazed window to front, aluminium double glazed door leads to balcony overlooking the front forecourt with wrought iron balustrade.



## EN-SUITE

Fitted with a three piece suite comprising of built in shower, low level W.C. and wall mounted wash hand basin set in vanity unit, heated towel rail, extractor fan, tiled flooring, fully tiled walls.

## BEDROOM 3

9' 11" x 12' 3" (3.02m x 3.73m)

Smooth and coved ceiling, radiator, aluminium double glazed window to front.



## BEDROOM 4

9' 9" x 9' 10" (2.97m x 3m)

Smooth and coved ceiling, radiator, aluminium double glazed window to rear.

## BATHROOM

Fitted with a three piece suite comprising of low level W.C., wall mounted wash hand basin set in vanity unit and paneled bath with shower over, fully tiled walls, tiled flooring, extractor fan, Respatex ceiling with coving, heated towel rail, aluminium double glazed window to rear with obscure glass.



## EXTERNAL

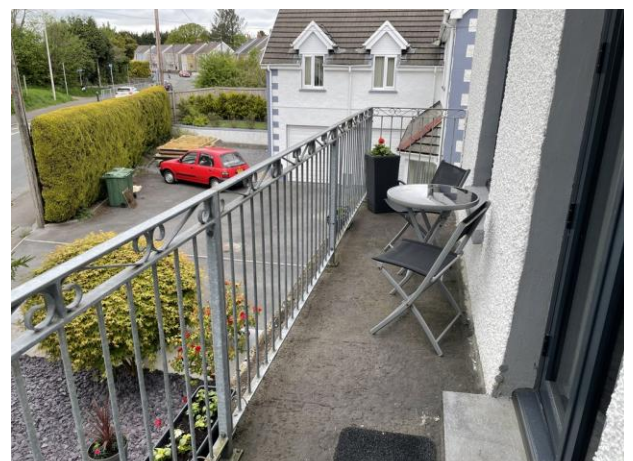
Front forecourt laid with slate chippings, various trees & shrubbery with block paved pathway, wrought iron gate with side pathway leading to rear of the property, side driveway leads to double wrought iron gates, rear courtyard laid with gravel, two timber storage sheds, outside tap, steps up to rear garden laid to lawn with various established trees & shrubbery, pond, raised border laid with chippings, 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





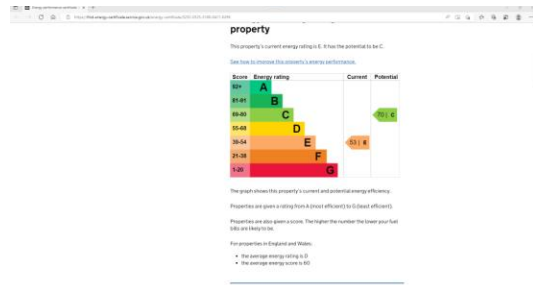
advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

### 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 are 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