



**Carmarthen Road**

Cross Hands, Llanelli, SA14 6TD

**Asking Price Of £259,950**

# Property Features

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- Detached House
- Three Bedrooms
- Three En-Suites
- New Windows
- Oil Central Heating
- Detached Garage
- Good Sized Garden
- Off Road Parking
- Well Presented
- Viewing Recommended

## Full Description

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A detached house situated in Crosshands within excellent proximity of the Retail Park, A48/M4 and all amenities. An ideal family home, with spacious accommodation throughout and also benefits from detached garage, off road parking and good sized garden. The property, recently fitted with new windows and doors, briefly comprises of Entrance Hallway, Lounge, Family Room, Kitchen, Cloakroom, Utility Room, Lean to/Storage Room, Three bedrooms all with En-Suite. Viewing is recommended to appreciate the well presented accommodation on offer. EPC Rating - F.

### ENTRANCE PORCH

Approach via uPVC double glazed door, coved ceiling, tiled flooring.

### ENTRANCE HALLWAY

Approach via feature glass panelled door to hallway, coved ceiling, radiator, tiled flooring, stairs leads to first floor.

### LOUNGE

20' 1" x 10' 2" (6.12m x 3.1m)

uPVC double glazed windows facing front and rear of property, coved ceiling, radiator, log burner on slate hearth with feature timber mantle.

### FAMILY ROOM

17' 8" x 13' 1" (5.38m x 3.99m)

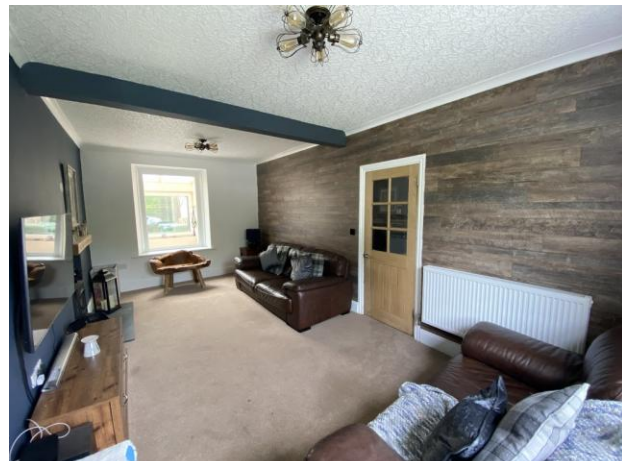
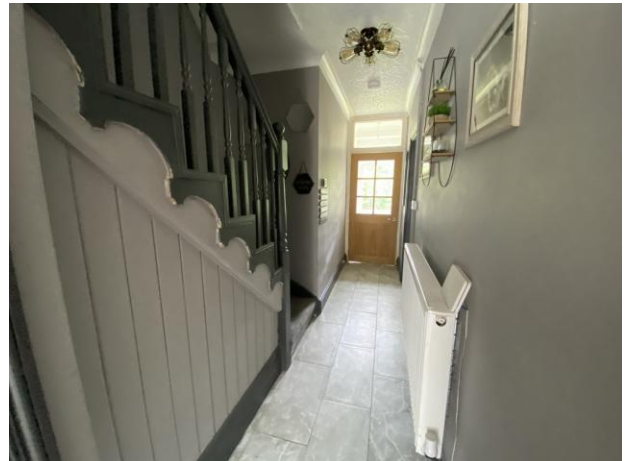
uPVC double glazed French doors with side panels to rear of property, coved ceiling, two radiators, tiled flooring, opening space for feature fire with slate hearth and timber mantle, T.V. Point.

### SIDE PORCH

uPVC double glazed window facing rear of property, obscure uPVC double glazed door leads to side of property, polycarbonate roof, tiled flooring.

### KITCHEN

20' 7" x 9' 10" (6.27m x 3m) narrowing to 6' 5"



Fitted with a range of matching base and wall units with complimentary worktop, partly tiled walls, radiator, two uPVC double glazed windows facing side of property, uPVC double glazed window facing front of property, integrated electric oven and grill, integrated electric 5 ring hob with extractor fan above, plumbing for dishwasher, plumbing for washing machine, space for tumble dryer, integrated fridge and freezer, tiled flooring.

#### UTILITY ROOM

10' 4" x 8' 10" (3.15m x 2.69m)

uPVC double glazed window facing front of property, freestanding oil Worcester boiler, freestanding Worcester water tank. Space for fridge/freezer, plumbing for washing machine, space for tumble dryer.

#### LEAN TO/STORAGE ROOM

13' 2" x 10' 2" (4.01m x 3.1m)

uPVC double glazed stable door leading into the garden. Tiled floor, electric and lighting.

#### CLOAKROOM

Fitted with a two piece suite comprising of low level W.C., wall mounted wash hand basin, feature radiator, tiled flooring, obscure uPVC double glazed window facing side of property.

#### LANDING

Split level stair case, coved ceiling and smoke alarm.

#### BEDROOM ONE

17' 7" x 12' 5" (5.36m x 3.78m)

uPVC double glazed window facing rear and side of property, T.V. Point, coved ceiling, two radiators

#### ENSUITE

Fitted with a three piece suite comprising of low level W.C., vanity unit with hand wash basin, freestanding double shower, feature radiator, smooth ceiling, tiled flooring, extractor fan, walls partly tiled.

#### BEDROOM TWO

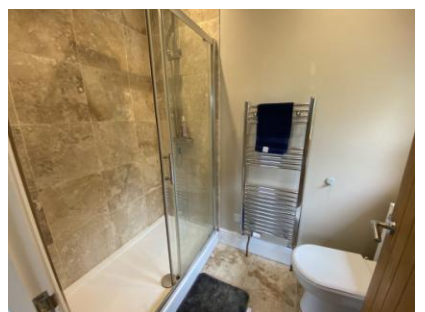
13' 10" x 10' 6" (4.22m x 3.2m)

uPVC double glazed windows facing front and side of property, coved ceiling, radiator, T.V. Point.

#### ENSUITE

Fitted with a three piece suite comprising of low level W.C., vanity unit with wash hand basin, bath with shower above, obscure uPVC double glazed window facing rear of property, partly tiled walls, tiled flooring, extractor fan, feature radiator, shaving point, smooth ceiling with spot lighting.





### BEDROOM THREE

13' 11" x 9' 5" (4.24m x 2.87m)

uPVC double glazed window facing front of property, smooth ceiling with coving, radiator

### ENSUITE

Fitted with a three piece suite comprising of low level W.C., vanity unit with hand wash basin, freestanding double shower, smooth ceiling with spot lighting, feature radiator, uPVC double glazed window facing side of property, tiled flooring, extractor fan, walls partly tiled.

### EXTERNAL

The front is mainly laid to lawn with off road parking to side of property leading to a garage.

Timber gate leading to rear garden laid mainly to lawn, ornamental chippings, surrounded with trees and shrubbery, patio area, Oil tank.

### DETACHED GARAGE

Detached Garage with up and over door, power and lighting.

### DISCLAIMER

### GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

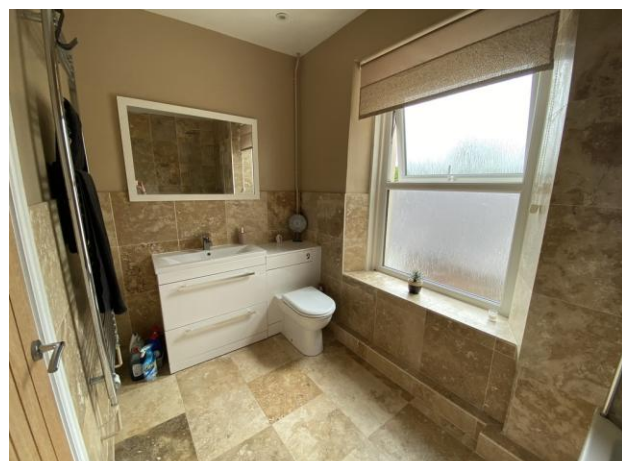
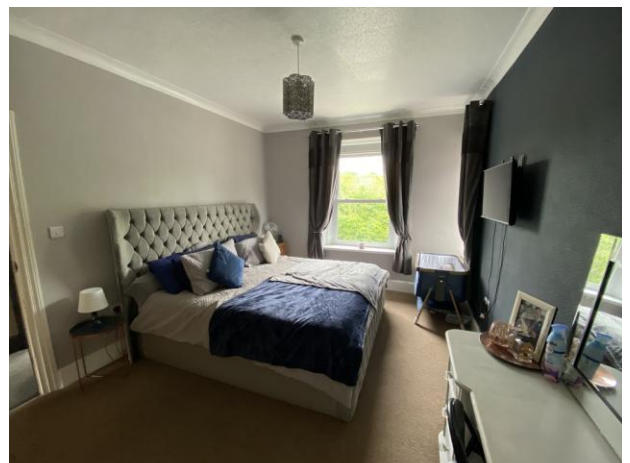
SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

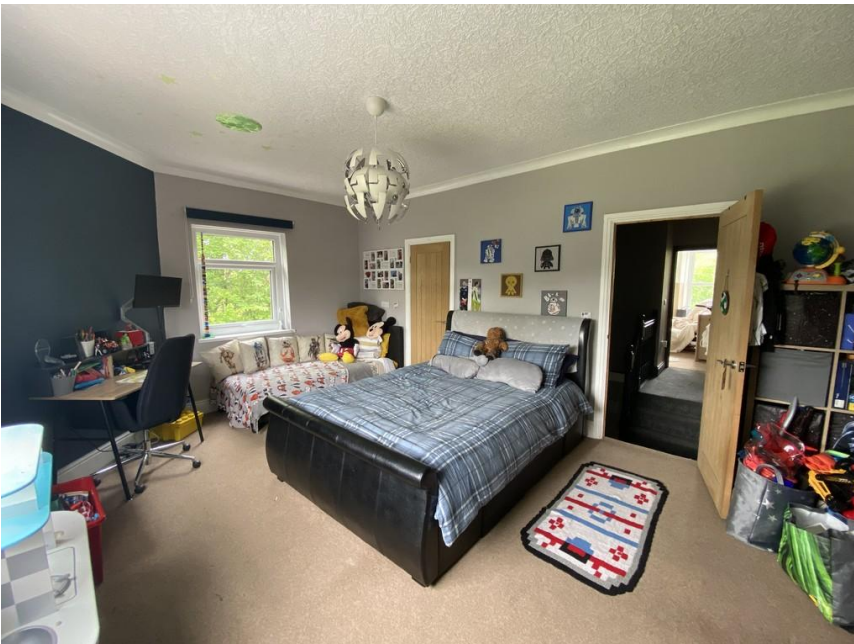
### IMPORTANT INFORMATION

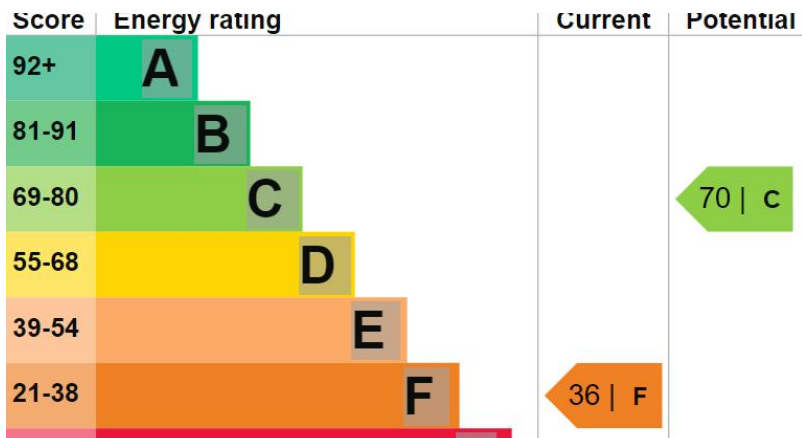
These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, 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