



**Caeglas**

Cross Hands, Llanelli, SA14 6NL

**Asking Price Of £149,950**



# Property Features

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- Semi-detached Property
- Good Size Garden
- Two Bedroom
- Newly Refurbished
- Close to A48/M4 Access
- Village Location
- Oil Central Heating
- Close to local Amenities
- Ideal First Time Buyers
- Viewing by Appointment

## Full Description

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A recently refurbished TWO BEDROOM SEMI DETACHED house in the village of Crosshands, giving excellent access to A48 / M4 and access to all local amenities. The accommodation comprises of Entrance Hall, Lounge through to Kitchen Diner, Two Bedrooms and Bathroom. Externally there is a driveway to front with hardstanding to the side and good size corner plot providing an ample garden laid to lawn. Viewing Highly Recommended. EPC: E. No Chain.

### ENTRANCE HALL

uPVC double glazed door with obscure glass, uPVC double glazed window with obscure glass to the front, smooth ceiling, radiator, laminate floor, staircase.

### LOUNGE

12' 10" x 11' 5" (3.91m x 3.48m)

Smooth ceiling, radiator, laminate floor, uPVC double glazed window to front.

### KITCHEN/DINER

10' 4" x 19' 0" (3.15m x 5.79m)

Fitted with a range of matching base and wall units with complimentary work surface over and splashback, stainless steel sink unit with mixer tap, integrated electric cooker with 4 ring electric hob with extractor hood over, space for fridge/freezer, plumbing for washing machine, smooth ceiling, radiator, laminate flooring. uPVC double glazed door with obscure glass to the side, uPVC double glazed window to the rear, uPVC double glazed French doors to the rear.

### FIRST FLOOR

### LANDING

Smooth ceiling, hatch to loft space, uPVC double glazed window to side.

### BEDROOM ONE



10' 9" x 15' 8" (3.28m x 4.78m)

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

#### BEDROOM TWO

12' 3" x 10' 11" (3.73m x 3.33m)

Smooth ceiling, radiator, uPVC double glazed window to rear

#### BATHROOM

6' 0" x 6' 4" (1.83m x 1.93m)

Comprising of 3 piece suite with vanity sink unit, panelled bath with shower over, low level W.C. Smooth ceiling, radiator, uPVC double glazed window to rear with obscure glass, extractor fan, fully tiled walls, tiled floor.

#### EXTERNALLY

Off road parking to front, side access to hardstanding area, good size rear garden laid mainly to lawn with patio area, wooden shed housing floor standing oil central heating boiler, outside W.C., lean-to with uPVC double glazed window to side.

#### 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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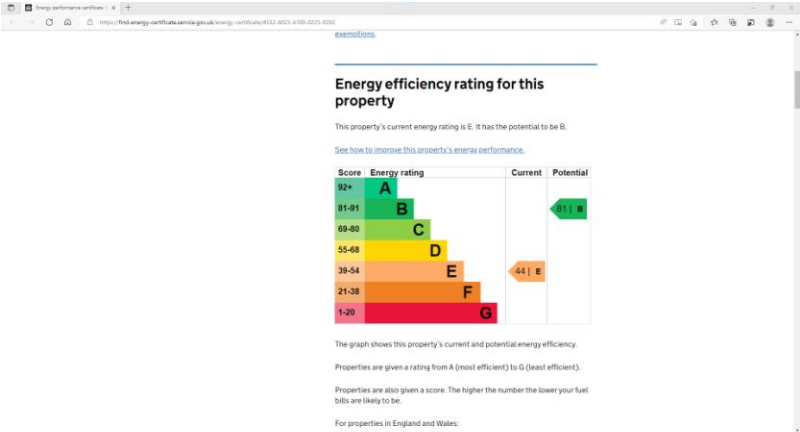
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements