

**Approximate total area<sup>(1)</sup>**  
999.27 ft<sup>2</sup>  
92.83 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

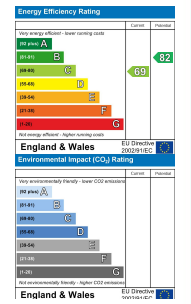


**30 Maesyrhaf, Cross Hands, Carmarthenshire, SA14 6LT**

- Semi-detached Traditional Property
- Spacious Lounge & Kitchen/Breakfast/Diner
- Extended & Modern
- South-facing Rear Garden
- One To View!
- Three Bedrooms
- Oil Central Heating & Solar Panels
- Immaculately Presented Throughout
- Off-road Parking
- EPC RATING C. COUNCIL TAX BAND B.

**£200,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: Mains water, electric and sewerage. We have not checked or tested any of the services or appliances at the property.  
TAX: Band B

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @WWProps

Take on JHL/SC/03/24/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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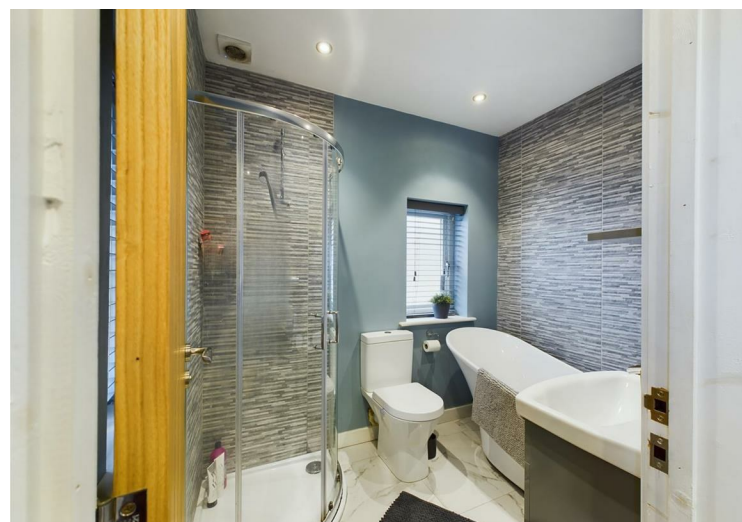




Situated in a friendly estate, this immaculately presented, semi-detached, three-bedroom property is for sale. This is a perfect example of a "turn-key" we are proud to show off and find the next lucky purchaser. Extended, immaculately presented, modern and spacious with a stunning finish, in a prime spot, providing excellent access to the Cross Hands retail park and M4 links. Viewing is highly recommended to appreciate all this property offers, from the fully-fitted kitchen with bi-folding doors leading to the south-facing rear garden to the modern family bathroom with waterfall taps. Call today on 01269 596659 to book your viewing slot. EPC RATING TBC.

Accommodation comprises a porch, lounge, spacious fully fitted kitchen/breakfast/diner, landing, three bedrooms, all suitable sizes, and a family bathroom. Externally, to the front an open-aspect frontage with parking for two vehicles and secure gated pedestrian access that leads to the south-facing garden. To the rear is a good-sized garden with a beautifully laid patio, and the remainder of the garden is laid to lawn and two outside storage sheds.

Cross Hands is a village in Carmarthenshire, Wales, and is conveniently located close to the M4 with commuting links to Carmarthen, Llanelli and Swansea. Cross Hands is notable for its Public Hall, erected in 1920 and designed by an unknown Italian designer in the classic Art Deco Style. Fully restored, the Public Hall has a fully functioning stage and cinema screen and is protected as a Grade II\* listed building. Cross Hands is a growing residential and employment area that includes the established Cross Hands Food Park to the southwest of the A48 and two new retail parks with plenty of shopping options.



### ..AGENTS VIEWING NOTES

\*\*\*KEY INFORMATION\*\*\*Ex-council property. An extension added 2021 completion certificate pending. Wall taken down in the lounge, RSJ put in place 2021 completion certificate pending. The front porch was added in 2021. Oil c/heating. Solar panels on the roof. Flat roof over the extension. All mobile networks available apart from EE mobile network. Broadband availability- Basic (13 Mbps), Superfast (80 Mbps) and Ultrafast (1000 Mbps) There are restrictive covenants and easements noted on the Land Registry title, further details are available. The property is in a coal mining area; a mining report is recommended.

### PORCH

4'2" (max) x 3'3" (max) (1.29 (max) x 1.00 (max))

### LOUNGE

18'11" (max) x 12'2" (max) (5.78 (max) x 3.72 (max) )

### KITCHEN/BREAKFAST ROOM

19'0" (max) x 10'8" (max) (5.81 (max) x 3.26 (max))

### DINING AREA

11'10" (max) x 9'6" (max) (3.63 (max) x 2.90 (max))

### LANDING

### FAMILY BATHROOM

7'7" (max) x 5'7" (max) (2.32 (max) x 1.72 (max))

### BEDROOM 1

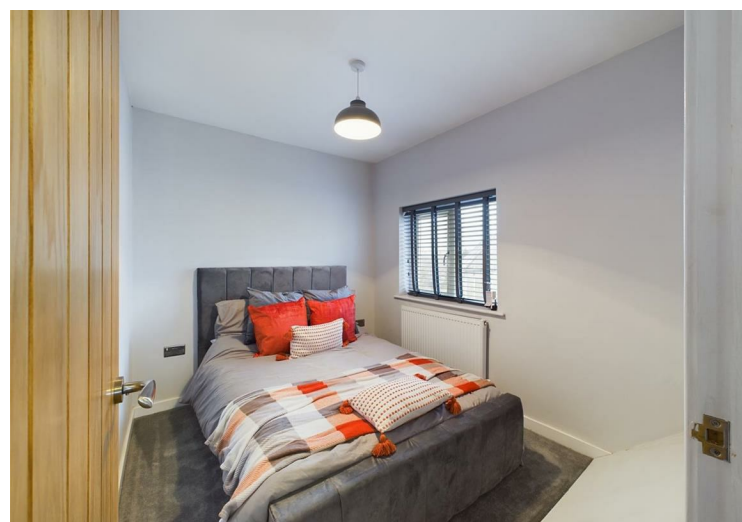
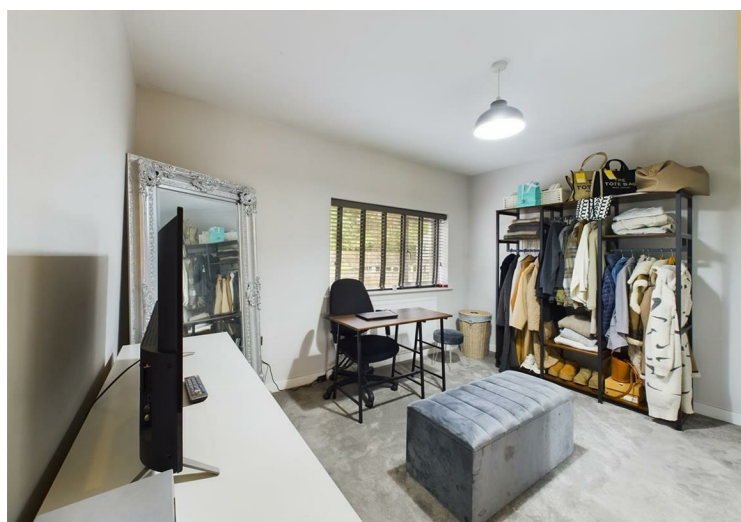
12'6" x 10'10" (3.82 x 3.32 )

### BEDROOM 2

10'10" x 10'5" (3.32 x 3.19)

### BEDROOM 3

9'8" x 7'9" (2.96 x 2.37)



### DIRECTIONS

At our offices turn left onto "Baptist Lane", turn left again onto "Carregamman Lane". At the roundabout take the third turning off onto "Ffordd William Walker". At the next roundabout take the first turning off and follow the road until you come into the village of "Tycroes". As you go past the recreational field turn right onto "Hendre Road", follow all the way until you then drive onto "Waterloo Road" then you will continue onto "Black Lion Road". Follow the road until you get to the junction and turn left at the junction and at the roundabout take the second turning off onto "Heol Parc Mawr". At the next junction turn right onto "Heol Stanllyd". Hitting Crosshands roundabout taking the second turning off signposted "Tumble/Llanelli". At the traffic lights continue driving forward and at the next traffic lights continue forward again. Take the first turning off on your left signposted "Maesyrfaf". Follow the road straight in front of you and the property will be situated on your right, number 30. See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.