



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 connected. Oil central heating. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'F'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

TAKE ON AJS/SC/0424/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.

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

39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659

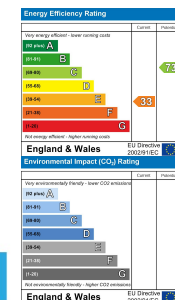


Tynewydd Pontardulais Road, Cross Hands, Llanelli, Carmarthenshire, SA14 6DN

- Stone-built Extended Cottage
- Three Reception Rooms
- Immaculately Presented Inside-and-out
- Beautiful Landscaped Garden with Pond
- Viewing Highly Recommended
- Five Bedrooms & Loft Room
- Cloakroom & Upstairs Bathroom
- Garage & Additional Parking
- Semi-rural Location Close to The M4
- EPC RATING F. COUNCIL TAX BAND F

Price £459,950

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



39 Quay Street, Ammanford, Dyfed, SA18 3BS

EMAIL: ammanford@westwalesproperties.co.uk TELEPHONE: 01269 596659



The Agent that goes the Extra Mile





***CHECK OUT THE UPDATED VIRTUAL VIDEO, EXTERNAL PICTURES JUST ADDED!!!**
 Situated on a spacious plot which measures 0.18 of an acre we here at West Wales Properties are pleased to present to you "Tynewydd" meaning " New House " , a FIVE bedroom, & loft room , stone-built detached property with a beautiful landscaped rear garden backing onto fields. This well-presented property has plenty of character and charm from the deep-window sills, log-burners and beamed ceilings to the array of wildlife that visits the idyllic rear garden. "Tynewydd" sits pretty in a quiet location surrounded by local, lush green fields but yet only a short drive away from the new and popular retail park of Cross Hands and good links for the M4. This property offers so much space both internally as well as externally, so why not come see for yourself. EPC RATING F.

Accommodation comprises: Hallway, 17' Lounge leading into a second reception room/dining room, beautifully presented kitchen with a spacious island, bathroom and three bedrooms-two with fully fitted full-length wardrobes. Externally, spacious plot that offers ample parking for an array of vehicles, double garage, smaller outbuilding and low-maintenance frontage. To the rear, low-maintenance garden with plenty of space, greenhouse and garden shed an views of open countryside to the rear.

A convenient location with easy access to the M4 motorway and link roads via the dual carriageway with a connection at Crosshands Cross Hands Public Hall is one of only three of its kind in Wales. The Public Hall was 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 2 listed building.



..AGENTS VIEWING NOTES

KEY INFORMATION Property is situated on a plot which measures 0.18 of an acre. Oil central heating system. Broadband availability-Basic (15 Mbps), superfast (69 Mbps) an no Ultrafast. All mobile phone networks available apart from EE and no data coverage available for EE and Vodaphone. Privately owned Solar panels. The property is in a coal mining area; a mining report is recommended.

PORCH

5'9" x 3'9" (1.76 x 1.15)

LOUNGE

15'2" (max) x 14'4" (max) (4.64 (max) x 4.38 (max))

INNER HALLWAY

DINING ROOM

15'7" x 11'7" (4.75 x 3.55)

SITTING ROOM

18'11" (max) x 10'2" (max) (5.78 (max) x 3.12 (max))

KITCHEN/DINER

19'1" x 11'11" (5.82 x 3.64)

REAR HALLWAY

UTILITY ROOM

6'0" x 5'4" (1.83 x 1.63)

CLOAKROOM

5'4" x 3'10" (1.63 x 1.18)

LANDING

BATHROOM

7'11" x 6'8" (2.43 x 2.05)

BEDROOM 1

15'5" (max) x 11'8" (max) (4.70 (max) x 3.56 (max))

BEDROOM 2

14'5" (max) x 11'1" (max) (4.40 (max) x 3.40 (max))

BEDROOM 3

11'1" x 8'6" (3.40 x 2.61)

BEDROOM 4

10'9" x 9'1" (3.30 x 2.79)

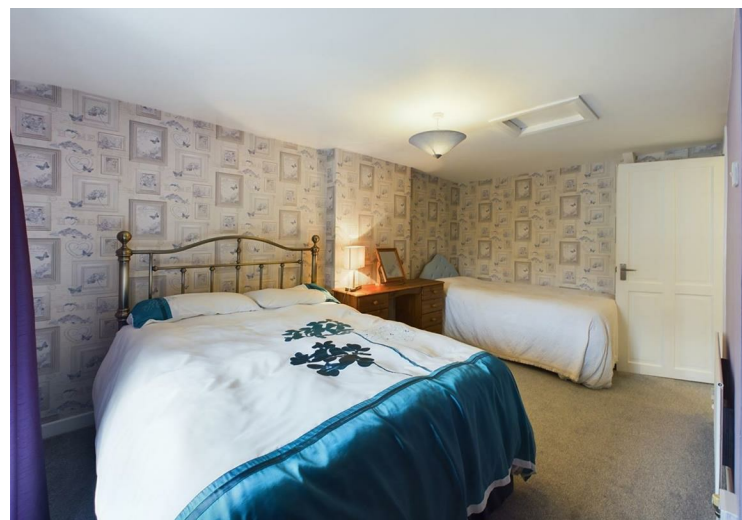
BEDROOM 5

10'9" x 8'9" (3.28 x 2.67)

LOFT ROOM

34'10" (max) x 14'2" (max) (10.62 (max) x 4.34 (max))

DETACHED GARAGE



DIRECTIONS

At our office head for the M4, and join the M4 heading towards Carmarthen (J48). Follow the M4 to "Pont Abraham" roundabout taking the second turning off following the signs for "Carmarthen". Travel along the road and when you will pass on the left the "Castell Howell" depot, directly after take the turning off on your left. At the roundabout take the second turning off and follow down to the junction. At the junction turn left onto "Pontardulais Road". Follow the road for a few minutes and the property will be situated on your right, "Tynewydd".

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.