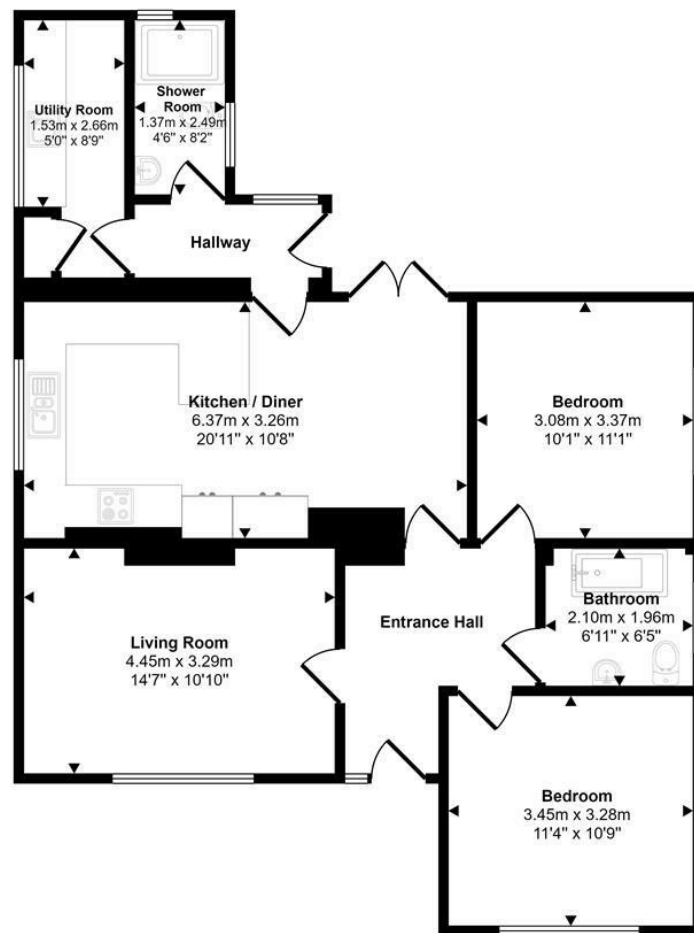


Approx Gross Internal Area  
86 sq m / 930 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**GENERAL INFORMATION**

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band D

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

CFP/REM/06/24 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.

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655

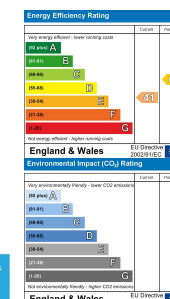


**140 Heol Bryngwili, Cross Hands, Llanelli, SA14 6LY**

- DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED
- FRONT AND REAR GARDEN
- GOOD TRANSPORT LINKS
- HEATING - OIL
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- CLOSE TO AMENITIES
- POTENTIAL THIRD BEDROOM STP
- EPC RATING - E

**£299,000**

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

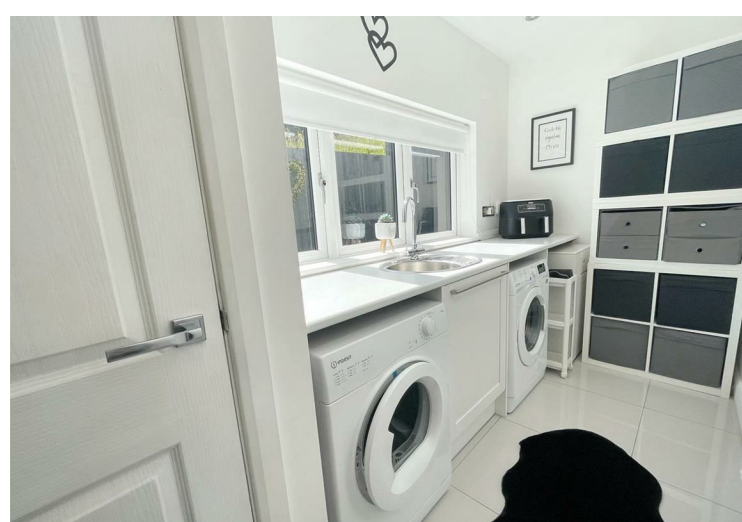
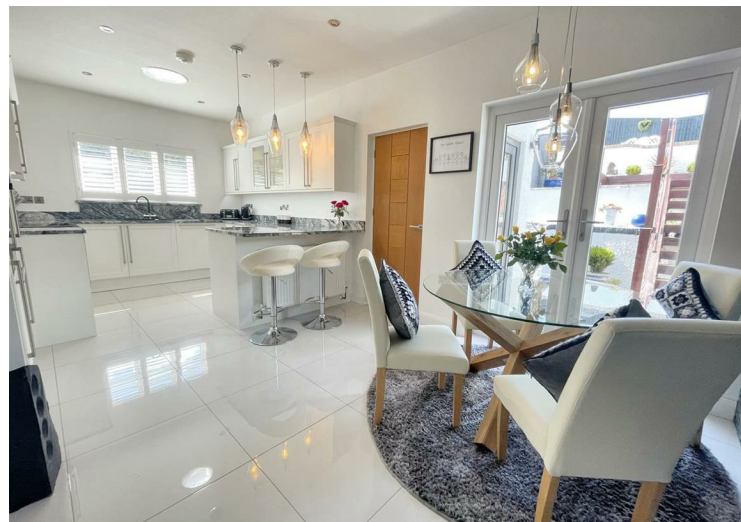


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EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk) TELEPHONE: 01267 236655

**The Agent that goes the Extra Mile**





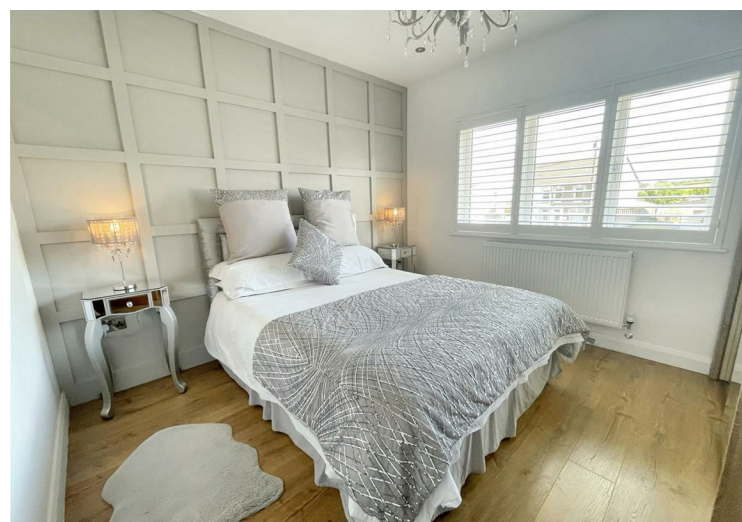
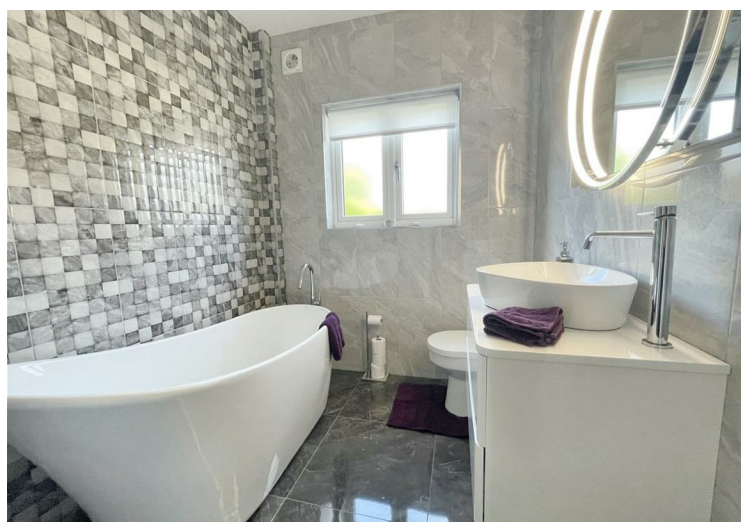
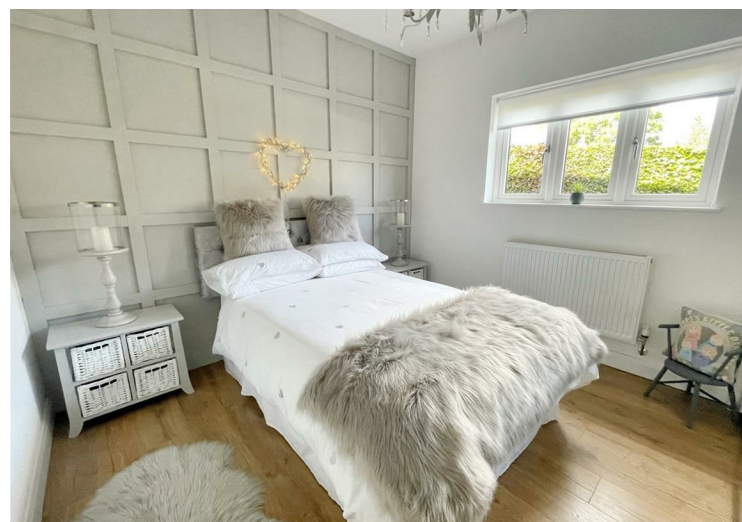
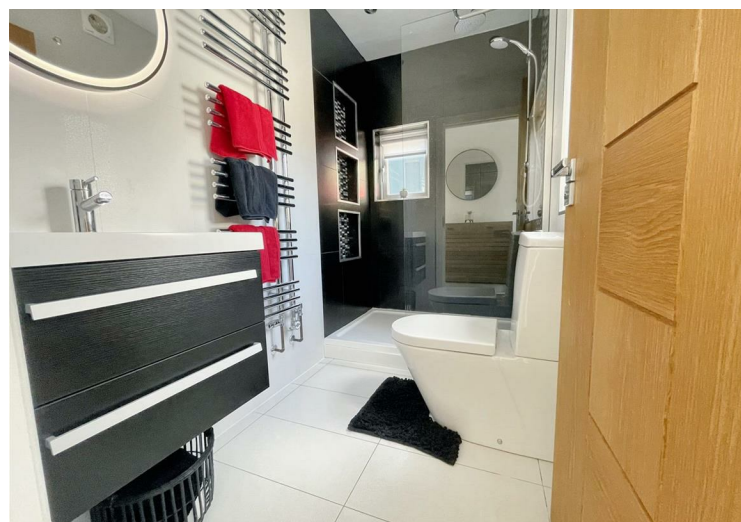
We are delighted to present for sale a beautifully renovated and modernized detached bungalow in the charming village of Cross Hands. This stunning two double-bedroom home, extended and upgraded with no expense spared by the current owners, is set on a fabulous plot with breathtaking country views.

This property boasts a 20ft open-plan kitchen/dining room, complete with modern units and French doors that lead to a private, landscaped rear garden. The home also includes a separate utility room, adding to its functionality and convenience. The beautifully landscaped rear garden provides a serene outdoor space, perfect for relaxation and enjoyment.

Off-road parking is available at the front of the property, complemented by both front and rear gardens that enhance its curb appeal. Inside, the accommodation features a spacious entrance hallway, a reception room, a family kitchen/dining room, a utility room, two double bedrooms, a bathroom, and a shower room.

Additionally, the attic space offers potential for a third bedroom or a home office, subject to planning permission. This space includes a Velux-style double-glazed window facing the rear of the property, allowing for ample natural light.

Situated near excellent road links to M4 junction 49, this property offers the perfect blend of modern living in a tranquil setting. Don't miss the opportunity to make this beautiful bungalow your new home!



**DIRECTIONS**  
From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 1st exit onto A40, At Pensarn Roundabout, take the 2nd exit onto A48, At Cross Hands Roundabout, take the 5th exit onto Llandeilo Rd/A476, Continue to follow A476. The property will be on the right. What3Words Reference; ///stay.models.unwraps

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.