

Floor 1 Building 1



Floor 1 Building 2



Approximate total area⁽¹⁾
1303 ft²
121.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

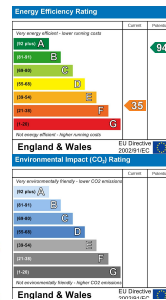


Thorn Villa Thornhill Road, Cross Hands, Carmarthenshire, SA14 6SE

- Traditionally Built Detached Bungalow
- Modern Open Plan Kitchen
- Two Bedrooms
- Air Source Heat Pump & Private Drainage-Septic Tank
- Detailed Planning Approved for Extension
- Open Country Views
- Large Detached Workshop/Garage
- Easy Access to A48/M4 Corridor
- EPC RATING F. COUNCIL TAX BAND C.

£260,000

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





Thorn Villa is a charming, traditionally built detached bungalow that beautifully combines modern contemporary design with character features and sits on a plot which measures 0.21 of an acre. Located to the west of the market town of Ammanford, it provides easy access to the A48/M4 corridor while enjoying a rural setting with open country views at the rear. The property also comes with detailed planning permission for an extension, should you wish to expand. Additionally, it offers generous off-road parking along with a spacious detached workshop/garage. EPC RATING F. COUNCIL TAX BAND C.

The accommodation comprises a vestibule, a hallway, a lounge, two bedrooms, a family bathroom, a kitchen that opens onto a conservatory, a utility room, and a pantry. Externally, there is a wrap-around garden with a driveway leading to the detached garage/workshop.

Cross Hands is a convenient location with easy access to the M4 motorway and link roads via the dual carriageway, with a connection at Cross Hands. 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 features a fully functioning stage and cinema screen, and is protected as a Grade II listed building.



..AGENTS VIEWING NOTES

PANTRY

VESTIBULE

GARAGE

HALLWAY

BEDROOM 1

BEDROOM 2

LOUNGE

KITCHEN/BREAKFAST ROOM

CONSERVATORY

UTILITY ROOM



DIRECTIONS

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