



1 Llys Anron

Cross Hands, Llanelli, SA14 6SS

Offers in the region of £314,995



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Hallway

Entrance is via a composite door, Laid carpet, Smooth ceiling with 2 x light fittings, Electric heater, 1 x smoke alarm, doors leading to reception rooms 1 and 2, Kitchen, Downstairs W.C and Under stairs storage

Reception room 1

24'1" x 12'8" (7.36m x 3.87m)

Laid carpet, Smooth ceiling with 2 x light fitting, 2 x uPVC double glazed windows to the side and the front, 1 x door leading to the hallway, 2 x electric heaters, Open reach point

Reception room 2

11'1" x 8'4" (3.39m x 2.56m)

Laid carpet, Smooth ceiling with 1 x light fitting, 1 x uPVC double glazed window to the front, 1 x electric heater, Open reach point.

Downstairs W.C

6'11" x 3'2" (2.11m x 0.97m)

Tiled flooring, Part tiled walls, Smooth ceiling, Low level flush cistern, Pedestal wash hand basin, Heated towel rail, 1 x light fitting, 1 x extractor fan.

Kitchen/Diner

15'4" x 11'0" (4.68m x 3.37m)

With a range of wall and base units with a complimentary granite work surface over, Tiled flooring, Part wall tiles, Smooth ceiling with 1 x light fitting, Integrated oven and hob, Extractor fan, Integrated dishwasher and fridge freezer, 1 x uPVC double glazed window to the front 1 x

smoke alarm, double sink and drainer unit with hot and cold mixer tap over, Door leading to the utility room.

Utility room

6'10" x 6'1" (2.10m x 1.87m)

Tiled flooring, Part wall tiles, Plumbing made ready for a washing machine and tumble dryer, Smooth ceiling with 1 x light fitting, uPVC double glazed door to the rear, 1 x extractor fan 1 x electric heater, Fuse box, Double sink and drainer unit with hot and cold mixer tap over.

Staircase and Landing

Laid carpet, Smooth ceiling with 1 x light fitting, 1 x attic hatch and 1 x smoke alarm, 6 x doors leading to bedrooms 1-4 , Family bathroom and airing cupboard,

Bedroom 1 with En-Suite

15'8" x 12'8" (4.78m x 3.88m)

Laid carpet, Smooth ceiling with 1 x light fitting, uPVC double glazed window to the side, 1 x electric heater, Door leading to the En-suite.

En-suite

8'0" x 2'11" (2.46m x 0.89)

Tiled flooring, 1 x light fitting, Smooth ceiling, Low level flush cistern, Pedestal wash hand basin, Electric shower, 1 x extractor fan, Heated towel rail.

Bedroom 2

11'10" x 11'1" (3.61m x 3.38)

Laid carpet, Smooth ceiling with 1 x light fitting, 1 x electric heater, 1 x uPVC double glazed window to the front.

Bedroom 3

11'10" x 11'1" (3.63m x 3.38m)

Laid carpet, Smooth ceiling wit 1 x light fitting, 1 x electric heater, 1 x uPVC double glazed window to the rear.

Bedroom 4

12'8" x 8'1" (3.87m x 2.47m)

Laid carpet, Smooth ceiling wit 1 x light fitting, 1 x electric heater, 2 x uPVC double glazed window to the front and side

Family bathroom

8'0" x 6'9" (2.45m x 2.07m)

Tiled flooring, Smooth ceiling with 1 x light fitting, Bath with overhead shower, Low level flush cistern, Pedestal wash hand basin, 1 x extractor fan, 1 x heated towel rail, 1 x uPVC double glazed window with frosted glass

Externally

Externally and to the front of the property there is a driveway providing off road parking for several vehicles, There is side access which leads to the rear garden featuring a patio area and laid mainly to lawn. Occupiers may also enjoy many hours of sunshine in a private, quiet and tranquil surrounding. The property also boasts a Garage.

Disclaimer

Disclaimer:

Disclaimer general information:

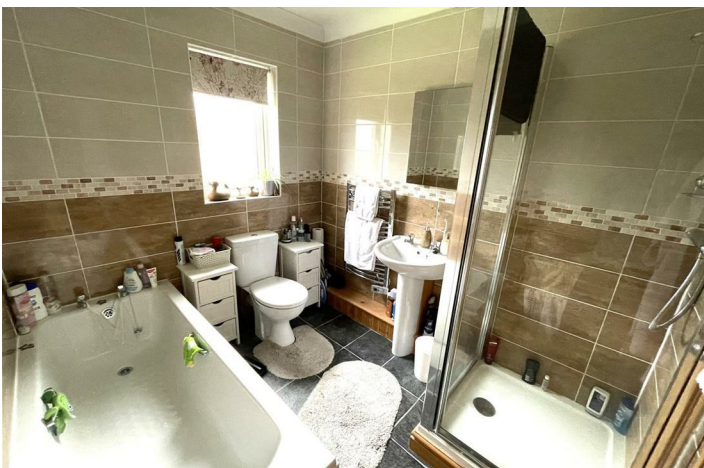
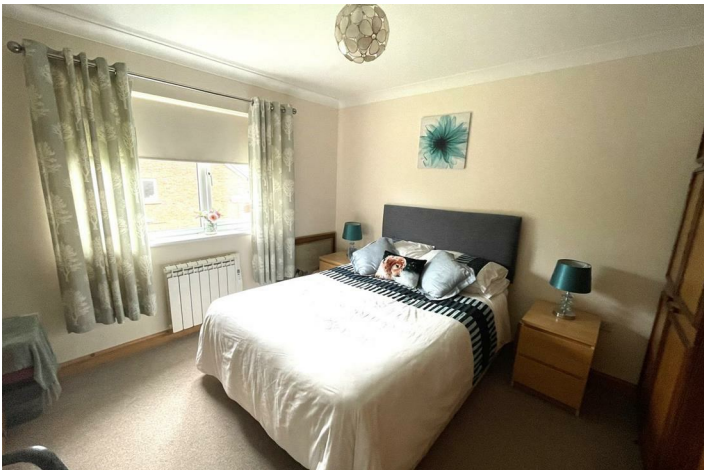
Services:

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 that they are in good working order and comply with current statutory regulations.

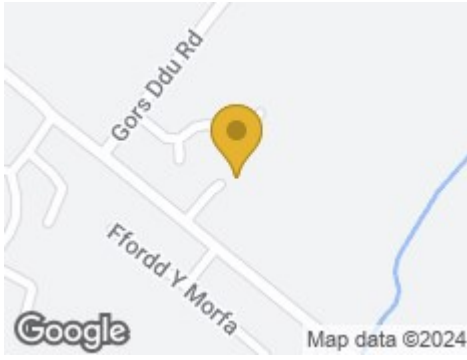
Important information

These particulars are set out as a general outline for guidance.

Prospective purchasers/Buyers should satisfy 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 measured as an approximate, please check if this critical to whether you wish to purchase. Please contact us if you have a specific enquiry in relation to the property, area or general enquiries



Road Map



Hybrid Map

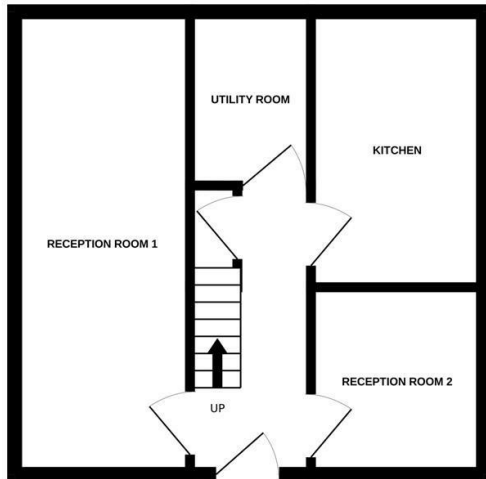


Terrain Map

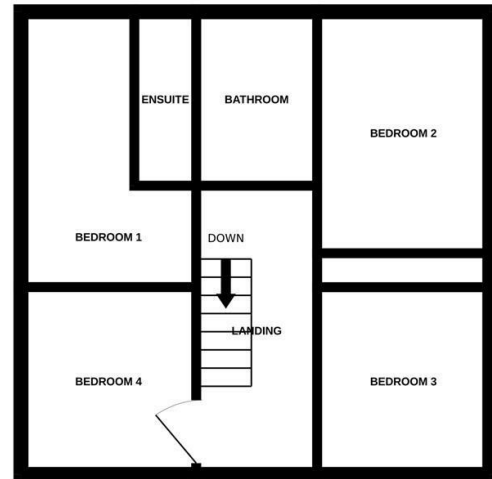


Floor Plan

GROUND FLOOR



1ST FLOOR

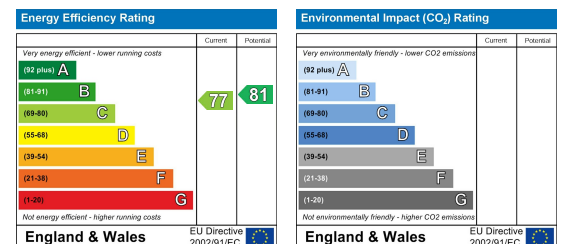


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.