



Heol Bryngwili, Cross Hands, Llanelli, SA14 6LY

Offers In Region Of £235,000



Calow Evans
Estate Agents

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Heol Bryngwili, Cross Hands, Llanelli, SA14 6LY

A detached character property situated in the village of Cross Hands and within easy access of the A48 & M4. This well presented home boasts three double bedrooms, a first floor bathroom and potential to convert the ground floor storage area to a shower room (stpp).

There is oil fired central heating and double glazing. Externally, the property enjoys a garage, a driveway providing ample parking and an enclosed rear garden.

The village of Cross Hands offers excellent shopping and leisure amenities with the main shopping facilities located at Ammanford town centre also easy access to Carmarthen, Llanelli and Swansea.





Entrance Porch

Double glazed window to front & side, quarry tiled floor, door to:

Kitchen/Diner

5.59m x 3.71m (18'4"/8'9" x 12'2"/5'1")

Double glazed window to front & rear, single panel radiator, fitted with a range of wall & base units, built in electric oven, induction hob, extractor fan over, breakfast bar, plumbing for dishwasher.

Lounge

5.56m x 2.79m (18'3" x 9'2")

Double glazed window to front & rear, single panel radiator, Welsh slate fireplace.





Inner Hallway

Laminate flooring, single panel radiator.

Utility Room

Fitted with wall & base units, plumbing for washing machine, laminate flooring, double glazed panelled door to side.

Storage Cupboard

Potential for Shower room (subject to the necessary consents).

First Floor Landing

Access to loft, double glazed window to rear.

Bedroom One

4.01m x 3.2m (13'2" x 10'6"/7'4")

Two double glazed windows to front, single panel radiator, feature fireplace, part exposed stone wall.

Bedroom Two

3.12m x 3.07m (10'3" x 10'1"/8'9")

Double glazed window to front, single panel radiator.

Bedroom Three

3.05m x 2.36m (10'0" x 7'9")

Double glazed window to rear, laminate flooring, single panel radiator.

Bathroom

2.21m x 1.96m (7'3" x 6'5")

Double glazed window to rear, suite comprising free standing bath, WC, sink, shower cubicle with electric shower, heated towel rail, part tiled walls.

Externally

Garage to the side, side driveway providing ample parking, access to rear garden mainly laid to lawn, external oil boiler, oil tank, outside WC, storage shed.





Services

We are advised that mains services are connected. Oil fired central heating.

Tenure

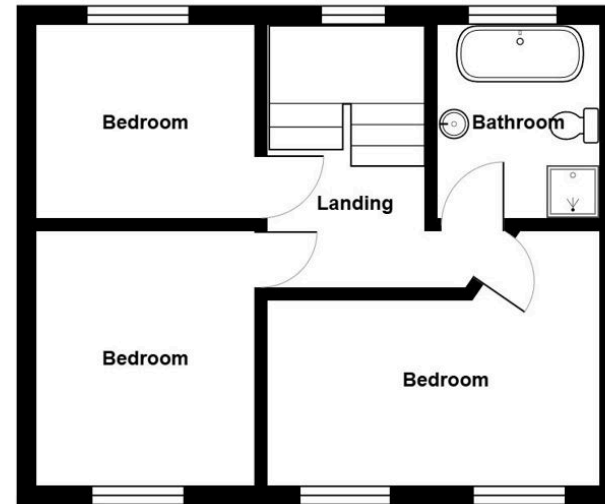
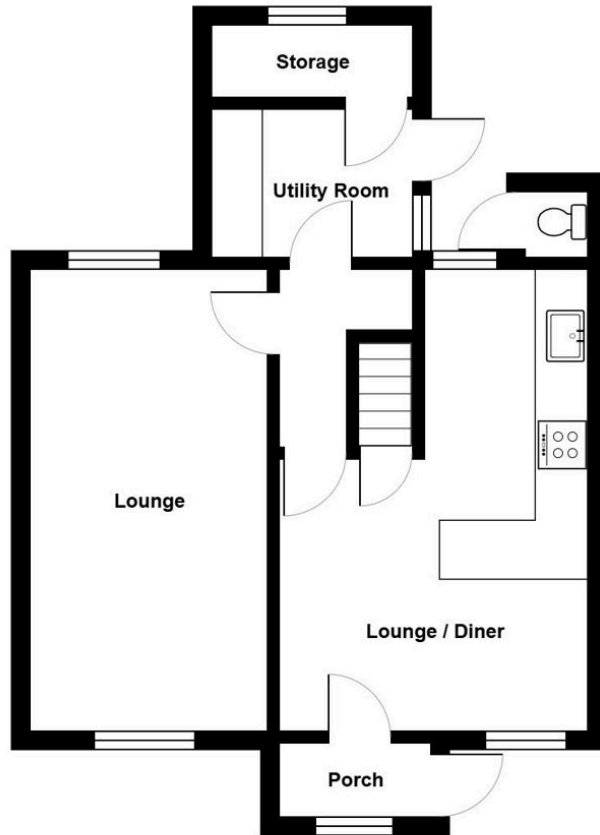
Freehold

Council Tax

Band D

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



Address

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Office Contact

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