



Heol Bryngwili, Cross Hands, Llanelli, SA146LY

Offers In Region Of £115,000



Calow Evans
Estate Agents

01269 543128

www.calowevans.co.uk

Heol Bryngwili, Cross Hands, Llanelli, SA146LY

An ideal investment opportunity situated in the village of Cross Hands and within ease of access to the M4 & A48. This end of terrace property requires some renovation works. Currently a two bedroom property, the property offers potential to become a three bedroom home and enjoys two reception rooms and a first floor bathroom. Externally, there is off road parking for two vehicles and a fairly private 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.





Accommodation:

Dining Room

3.91m x 2.97m (12'10" x 9'9")

Double glazed window to front, double panel radiator, electric fire surround.

Lounge

4.44m x 3.66m (14'7"/11'5" x 12'0"(to chimney breast))

Double glazed window to side, single glazed window to lean-to, laminate flooring, doors to stairs to first floor.





Kitchen

3.91m x 2.84m (12'10" x 9'4")

Double glazed window to rear, single glazed window to lean-to, single panel radiator, free standing oil boiler providing domestic hot water and central heating, fitted with wall & base units, sink & draining board unit, built in electric oven, hob & extractor fan over, plumbing for washing machine.

Lean-To

Double glazed windows to side & rear, part tiled walls.

First Floor Landing

Double glazed window to side, access to loft, storage cupboard.



Bedroom One

4.98m x 2.95m (16'4" x 9'8")

Two double glazed windows to front, single panel radiator.

Bedroom Two

3.48m x 2.64m (11'5" x 8'8")

Double glazed window to rear, single panel radiator.

Study

2.67m x 2.18m (8'9" x 7'2")

Double glazed window to rear, single panel radiator.

Inner Passageway

Cupboard housing hot water tank.

Bathroom

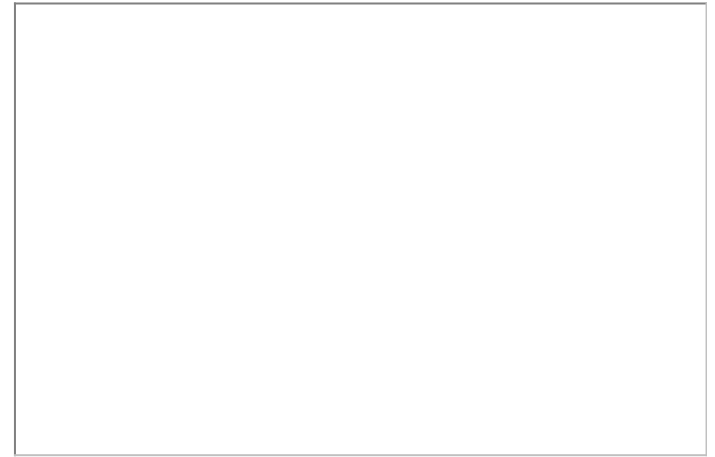
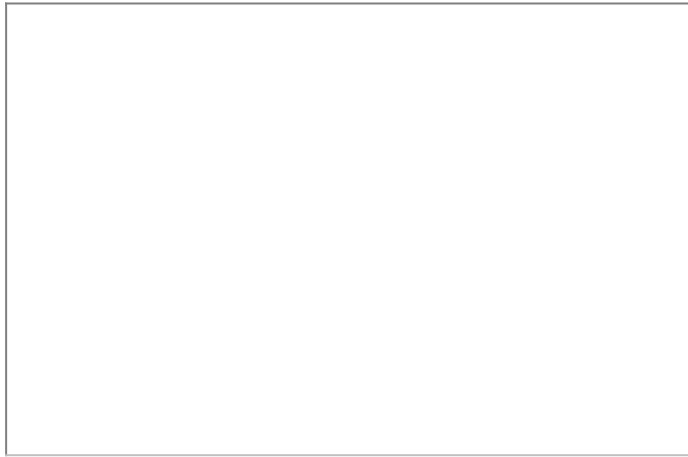
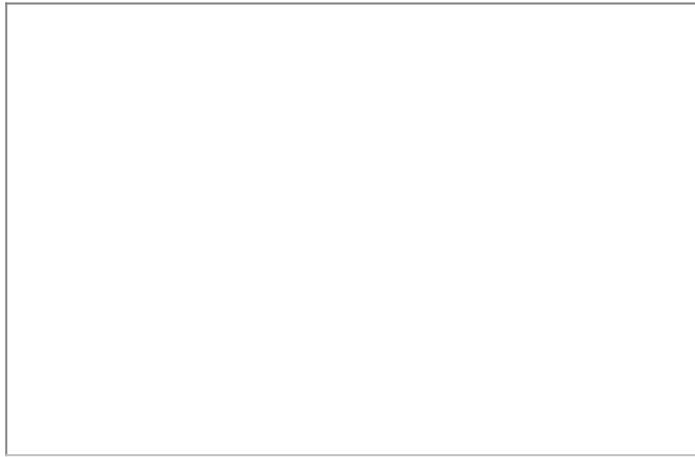
2.82m x 2.18m (9'3" x 7'2")

Double glazed window to side, single panel radiator, suite comprising panelled bath, WC, pedestal wash hand basin, shower enclosure with electric shower.

Externally

Off road parking to the front for two vehicles, side pedestrian access to an enclosed & fairly private rear garden mainly laid to lawn, greenhouse, two sheds housing oil tank.





Services

We are advised that mains services are connected.

Tenure

Freehold

Council Tax

Band C

Broadband/Mobile Phone Coverage

There is superfast broadband and mobile phone coverage in the area.

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

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128