



Clos Y Dderwen, Cross Hands, Llanelli, SA14 6RN

£435,000



Calow Evans  
Estate Agents

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## Clos Y Dderwen, Cross Hands, Llanelli, SA14 6RN

This detached bungalow is located in a desirable development, conveniently close to all the amenities that Cross Hands has to offer. The spacious home provides versatile accommodation, featuring four double bedrooms, three reception rooms, en-suite facilities, a cloakroom, and a shower room. The property boasts a Sigma 3 kitchen that opens into a fantastic sunroom equipped with a multi-fuel burner. Situated in an elevated position, it offers privacy and enjoyable views from the front. Externally, there is ample parking and a pleasant, low-maintenance rear garden that includes a summer house, which has potential for various uses, such as an office.

Cross Hands offers an array of shops, take-away's , cafe's and out of town retailers and is conveniently located to the A48 dual carriageway connection and the M4 motorway via junction 49 at Pont Abraham.







## Accommodation:

### Entrance Hall

Tiled floor, single panel radiators, storage cupboard, access to loft.

### Lounge Diner

7.87m x 4.24m (25'10" x 13'11"/10'5")

Double panel & single panel radiator, double glazed window to front & side, log burner set in fireplace with wood mantle.









## Kitchen

4.95m x 3.53m (16'3" x 11'7")

Double glazed window to side, fitted with 3 kitchen unit, 'Dekton' worktops, ladder cupboard, space for Rangemaster style cooker, built in eye-level oven & grill, two sink units, integrated washing machine, vertical radiator, opening to:

## Sun Room

5.38m x 3.71m (17'8" x 12'2" (approx))

Double glazed window & door to side and rear, Velux windows, single panel radiator, multi fuel burner.

## Sitting Room

5.82m x 2.9m (19'1" x 9'6")

Double glazed windows to front & side, double panel radiator.



## Bedroom One

3.99m x 3.58m (13'1" x 11'9")

Double glazed window to rear, single panel radiator.

## Ensuite

Double glazed window to rear, heated towel rail, main shower, WC, pedestal wash hand basin.

## Bedroom Two

3.58m x 2.97m (11'9" x 9'9")

Double glazed window to front, single panel radiator.



## Bedroom Three

3.58m x 2.97m (11'9" x 9'9")

Double glazed window to front, single panel radiator.

## Bedroom Four

3.56m x 2.59m (11'8" x 8'6")

Double glazed window to rear, single panel radiator.

## Bathroom

3.58m x 2.39m (11'9"/8'10" x 7'10")

Double glazed window to rear, single panel radiator, suit comprising mains shower in enclosure with rain shower, WC, wash hand basin in vanity unit.





## Externally

Tarmacadam driveway to the front offering ample parking with steps up to the property, side pedestrian access to a low maintenance rear garden comprising crushed slate area, covered decked area & Summer House, storage shed, oil tank.

## Services

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

## Tenure

Freehold

## Council Tax

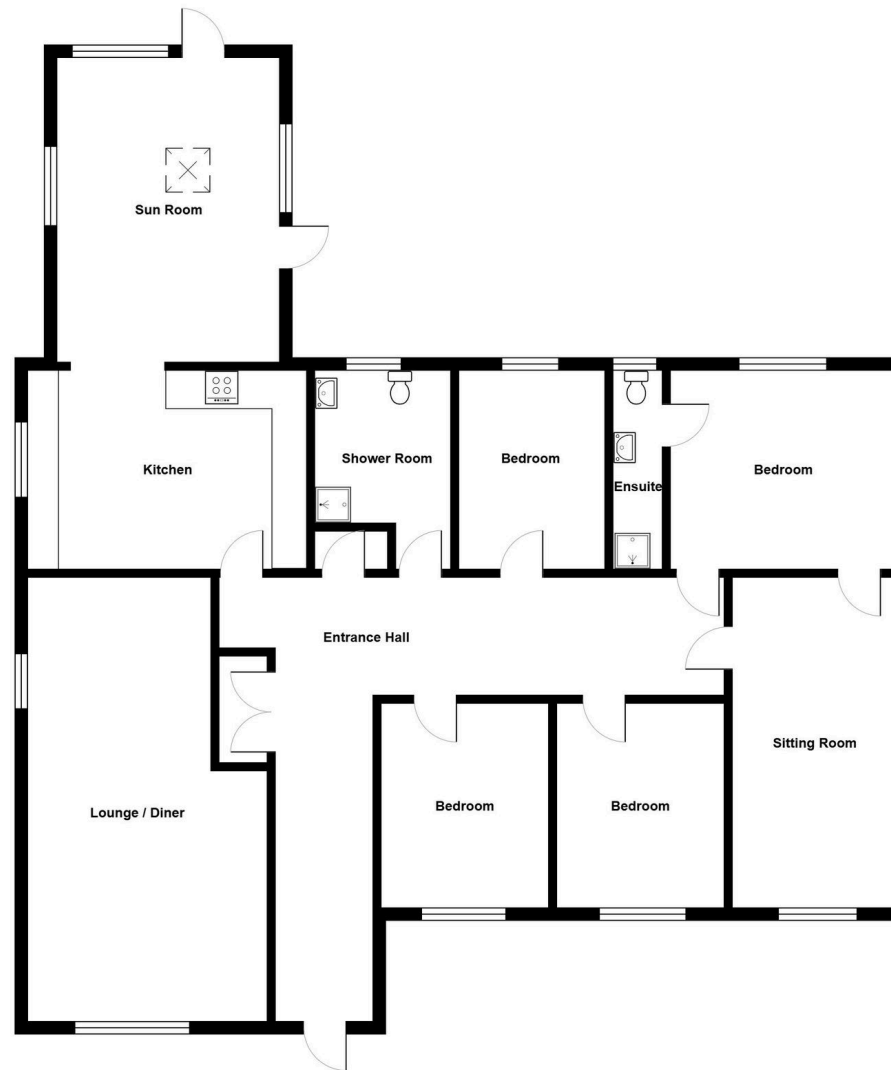
Band E

## Broadband/Mobile Phone Coverage

We are advised that superfast broadband & mobile phone coverage is available in this 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

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### Office Contact

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