



132 Carmarthen Road, Cross Hands

Offers In Region Of £320,000



Calow Evans
Estate Agents

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132 Carmarthen Road, Cross Hands

This larger-than-average semi-detached property is located in the Cross Hands area. This ideal family home offers versatile accommodation that includes four reception rooms, a ground-floor bathroom, and a first-floor shower room. Currently set up as a four-bedroom property with an attic room, there is potential to create a fifth bedroom by dividing the master bedroom. The property also benefits from owned solar panels and a ground source heat pump. Externally, there is a driveway that provides ample parking, a double garage, and a spacious, fairly level garden—perfect for families. Viewing is essential to appreciate the size and potential of this accommodation.

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.





Entrance Hallway:

Tiled floor, stairs to first floor, under-stairs storage cupboard.

Dining Room:

3.98m x 3.2m/2.89m (13'0" x 10'5")

Double glazed window to rear, radiator, traditional fireplace, tiled floor, opening to:

Sitting Room:

3.54m (to chimney breast) x 2.86m (11'7" x 9'4")

Double glazed window to front, radiator, tiled floor.





Lounge:

Double glazed window to front, radiator, vertical radiator.

Breakfast Room:

3.7m/3.17m x 2.87m (12'1" x 9'4")

Double-glazed window to side, tiled floor, radiator.

Kitchen:

3.3m x 2.94m (10'9" x 9'7")

Double glazed window to rear, Velux window, fitted with wall & base units, sink & draining board unit, plumbing for washing machine, plumbing for dishwasher, tiled floor.

Bathroom:

2.7m x 1.96m (8'10" x 6'5")

Double glazed window to rear, heated towel rail, tiled floor, suite comprising panelled bath, WC, pedestal wash hand basin.

Frist Floor Landing:

Radiator, spiral staircase to attic room.

Bedroom One:

7.28m x 3.24m (23'10" x 10'7")

Double glazed window to front & rear, radiator.

Bedroom Two:

3.43m x 3.37m/3.01 (11'3" x 11'0")

Double glazed window to rear, radiator.

Bedroom Three:

3.58m/3.3m x 2.85m (11'8" x 9'4")

Double glazed window to side, radiator.

Bedroom Four:

2.9m x 2.66m (to chimney breast) (9'6" x 8'8")

Double glazed window to front, radiator.





Shower Room

2.8m x 2.06m (9'2" x 6'9")

Double glazed window to front, radiator, suite comprising mains shower in enclosure, WC, pedestal wash hand basin.

Attic Room:

4.97m x 4.73m/3.34m (16'3" x 15'6")

Two Velux windows, two radiators, opening to large storage room.

Externally:

Off road parking to the front, side driveway providing ample parking leading to a detached double garage, with storage shed & utility room. God size rear garden, fairly private, mainly laid to lawn.



Services:

We are advised that mains services are connected. Owned solar panels, air source heat pump heating.

Tenure:

Freehold.

Council Tax:

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.

**Address**

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Office Contact

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