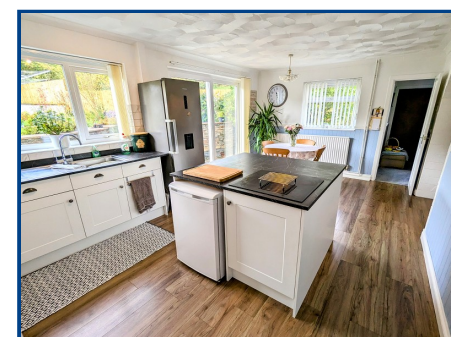


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Pontardulais Road
Cross Hands
Llanelli
Carmarthenshire.**

Offers In Region Of **£425,000**



- Most Spacious Detached 5 Bed Extended Family Home
- Popular Convenient Spot Close To Cross Hands
- Minutes From Retail Park & M4 Connection
- Character Features Including Log Burners, Beamed Ceilings
- Ideally Suited For Large Families & B&B Potential (STC)
- Spacious Plot & Ample Car Parking And Garage
- Beautifully Manicured Garden For Family Entertaining
- Solar Panels Included Providing Income
- Viewing Advised To Fully Appreciate What's On Offer
- Easy Access To Swansea And Cardiff

General Description

A well presented spacious detached 5 bedroom extended family home retaining character features and worthy of an early inspection to fully appreciate what's on offer. The property benefits from a large plot with ample car parking area, detached garage and beautifully presented manicured rear garden to relax and enjoy. Only a short drive away from Cross Hands with the popular retail park and the M4 connection giving easy access to both Swansea and Cardiff.

EPC Rating: E53

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

Important notice

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

Pontardulais Road, Cross Hands, Llanelli, Carmarthenshire.

Property Description

**** VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE WHAT'S ON OFFER **** - A most conveniently positioned period extended family home located on the edge of the popular town of Cross Hands giving good access to the carriageway and the M4. The property is ideally suited for large families with B&B potential (subject to consent) benefiting from a spacious plot and ample car parking space for many vehicles. The property benefits from solar panels, oil central heating and double glazed windows

The property is most spacious benefiting from character features including beamed ceilings, log burners, deep window sills, and provides entrance porch, 3 good sized reception rooms, large kitchen/diner at rear with lovely views across the beautiful rear garden, utility and separate WC. First floor provides 5 double bedrooms with modern family bathroom and stairs leading up to large 35' length loft room ideal as master bedroom or playroom etc (subject to consent). solar panels, oil central heating and double glazed windows

Outside there is a car parking driveway to side with ample parking space for many vehicles leading to garage, small front garden area with large beautifully presented rear garden being ideal for family entertaining with stocked fish pond having an idyllic setting to relax and enjoy.

Entrance Porch (5' 09" x 3' 09") or (1.75m x 1.14m)

Double glazed front entrance door, door to:

Lounge (21' 0" Max x 14' 06" Max) or (6.40m Max x 4.42m Max)

Fireplace with wood burner stove, under stair storage cupboard, beamed ceiling, 2 radiators.

Inner Hallway

Stairs to first floor, door to:

Dining Room (15' 07" x 11' 08") or (4.75m x 3.56m)

Fireplace with beam over and tiled hearth, window to front, radiator, laminate flooring, access through to:

Kitchen/Dining Room (19' 02" x 11' 10") or (5.84m x 3.61m)

Luxury range of modern base and eye level cupboards, sink unit, centre island with hob, fridge space, built in eye level electric double oven, radiator, sliding patio doors to rear garden, spot lighting, door to:

Sitting Room (18' 11" Max x 10' 02" Max) or (5.77m Max x 3.10m Max)

Wood burner stove with exposed flu pipe, double glazed door to rear, built in store cupboard.

Rear Hall

Stable type double glazed rear exterior door, radiator, laminate flooring, door to:

Utility Room (6' 01" x 5' 05") or (1.85m x 1.65m)

Plumbing for washing machine, tiled flooring, door to:

Separate WC (6' 11" x 3' 02") or (2.11m x 0.97m)

Wash basin, WC, radiator, half tiled walls.

First Floor Landing

Radiator, window to rear, doors to:

Bedroom 1 (11' 02" Max x 10' 10") or (3.40m Max x 3.30m)

Window to front, radiator

Bedroom 2 (14' 06" x 11' 02"Max Max) or (4.42m x 3.40m Max)

Window to front, radiator.

Bedroom 3 (11' 02" x 8' 08") or (3.40m x 2.64m)

Window to rear, radiator.

Bedroom 4 (15' 06" x 11' 06"Max Max) or (4.72m x 3.51m Max)

Window to front, radiator, mirror fronted wardrobe, under stair storage space, stairs to loft room.

Bedroom 5 (11' 10" Max x 10' 09") or (3.61m Max x 3.28m)

Window to rear with lovely views overlooking garden, radiator, fitted airing cupboard.

Bathroom (8' 00" x 6' 09") or (2.44m x 2.06m)

Modern suite comprising fully tiled shower cubicle, WC, wash basin, bath with telephone shower attachment over, tiled flooring and walling, heated towel rail.

Loft Room (35' 00" x 13' 07") or (10.67m x 4.14m)

Useful room with three Velux style windows, excellent potential to convert into master bedroom or playroom etc (subject to consent).

Outside

The property benefits from a spacious plot with tarmac based car parking drive to side for many vehicles leading to detached garage with up and over door.

Walled in easy maintenance front garden, whilst to the rear there is a raised beautifully presented manicured garden being an ideal place to relax and enjoy family entertaining/ parties, and comprises lawned areas bisected by paved paths, well stocked flower borders, shrub borders, young trees, rose bushes, paved patio/BBQ area to relax and enjoy, steps leading up to rear garden with ornamental stocked fishpond having a delightful setting with an array of wildlife on offer that visits the garden, low stoned walling with shrub borders, green house and garden sheds. Viewing is highly recommended to fully appreciate what's on offer.

Services

Mains electricity, water and drainage, oil fired heating, double glazed windows. Solar Panels.

Tenure

Freehold

Council Tax

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Directions

From Carmarthen proceed on the main A48 Carriageway and carry on for approx 10 miles until arriving at Cross Hands. Take the last exit into Cross Hands and proceed down to the main traffic lights at the bottom and take a left turning onto Pontardulais Road. Continue down this road for approx. 0.5 mile and the property will be found further along on the right.

