



## 9 Ffordd Y Neuadd, Cross Hands, Cross Hands, SA14 6EH

**Offers in the region of £249,995**

NO ONWARD CHAIN!

Welcome to this stylish semi-detached house located on Ffordd Y Neuadd in Cross Hands. This property boasts a sunny flat garden, perfect for enjoying the British sunshine. With three bedrooms, there's plenty of space for a growing family or for those who enjoy having guests over.

The modern interior of this house is sure to impress, offering a comfortable living space for you and your loved ones.

Parking is always a breeze with space for up to three vehicles, making it ideal for those with multiple cars or visitors. The convenient location to the A476 provides easy access to nearby amenities and destinations, adding to the appeal of this lovely home.

Don't miss out on the opportunity to make this house your own and enjoy the benefits of comfortable living in a desirable location. Contact us today to arrange a viewing and take the first step towards owning your dream home in Cross Hands.



## Ground Floor

Composite entrance door to

## Entrance Hall



with stairs to first floor, radiator and coat hooks.

## Lounge

12'10" x 12'2" (3.92 x 3.71)



with under stairs cupboard, radiator and uPVC double glazed window to front.

## Kitchen/Diner

9'10" x 15'10" (3.01 x 4.85)



with range of fitted base and wall units, single drainer sink unit with monobloc tap, 4 ring gas hob with extractor over, built in electric oven, plumbing for automatic dishwasher, radiator and uPVC double glazed window to rear and Patio doors to garden.

## Downstairs WC

3'3" x 6'6" (1.01 x 1.99)



with low level flush WC, pedestal wash hand basin, radiator and extractor fan.

### **Understairs Utility**

3'2" x 3'5" (0.99 x 1.05)



with work top, plumbing for automatic washing machine and extractor fan.

### **Bedroom 2**

13'3" x 8'8" (4.04 x 2.65)



with laminate floor, radiator and uPVC double glazed window to front.

### **First Floor**

#### **Landing**

with hatch to roof space and storage cupboard with radiator.

#### **Bedroom 1**

13'3" x 8'9" (4.06 x 2.67)



with laminate floor, radiator and uPVC double glazed window to rear.

#### **Bedroom 3**

9'6" x 6'9" (2.91 x 2.08)



with laminate floor, radiator and uPVC double glazed window to rear.



## Bathroom

5'6" x 6'8" (1.70 x 2.04)



with low level flush WC, pedestal wash hand basin, panelled bath with shower over, part tiled walls, extractor fan, shaver point, heated towel rail and uPVC double glazed window to front.

## Outside



with slabbed steps up to front door with barked area and shrubbery, block paved side drive for 3 cars and side access to west facing rear garden with slabbed patio area, laid to lawn, shrubbed area laid with bark and all enclosed, outside tap and light.

## Services

Mains gas (dual control heating), electricity and water meter.

## Council Tax

Band C

## NOTE

All photographs are taken with a wide angle lens.

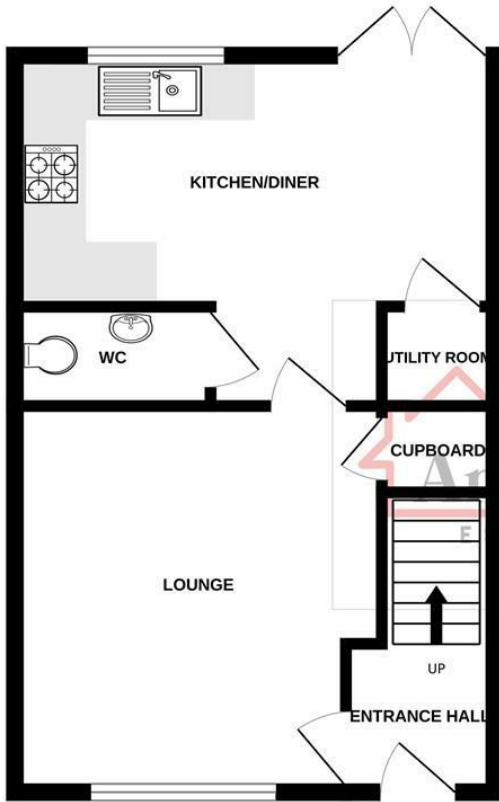
## Directions

At Crosshands roundabout take the A476 and at the traffic lights turn right towards Maes Yr Eithin Retail Park. At the roundabout go straight ahead and take the first left onto the link road and immediately right into Ffordd Y Neaudd and the property can be found on the left hand side, identified by our For Sale board.

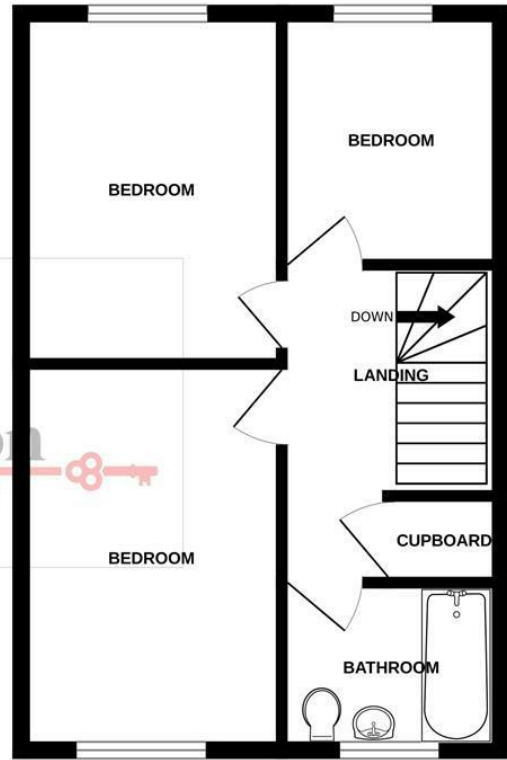
## AGENTS NOTE

We have been advised that the whole development of Ffordd Y Neuadd has a 10 year treatment plan against return of Japanese Knotweed.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		<b>95</b>
	(81-91) <b>B</b>		<b>83</b>
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.