



2 Ffordd y Neuadd, Cross hands, Cross hands, SA14 6EH

Offers in the region of £345,000

Welcome to this stylish detached house located on Ffordd y Neuadd in Cross Hands. This property boasts a spacious layout, perfect for entertaining guests or relaxing with family. With four bedrooms and two bathrooms, there is ample space for everyone in the household to enjoy their own privacy and comfort.

Situated close to amenities, this property offers convenience and easy access to everything you might need. Whether it's shopping, dining, or recreational activities, you'll find everything just a stone's throw away from your new home.

Don't miss the opportunity to make this lovely detached house your own. With its ideal location and generous living spaces, this property is sure to provide a comfortable and convenient lifestyle for you and your loved ones. Contact us today to arrange a viewing and take the first step towards making this house your new home.

Ground Floor

Porch

uPVC double glazed entrance door to

Entrance Hall

9'5" x 7'3" (2.89 x 2.22)

with stairs to first floor and radiator.

Lounge

20'3" x 10'9" (6.18 x 3.30)



with 2 radiators and uPVC double glazed window to front and 2 to side.

Kitchen/Diner

20'3" x 9'10" (6.18 x 3.00)



with range of fitted base and wall units, display cabinets, single drainer sink unit with mixer taps, 4 ring gas hob with extractor over, built in oven, plumbing for automatic dishwasher, laminate floor, 2 radiators and uPVC double glazed window to front and Patio doors to side.

Utility



with plumbing for automatic washing machine, laminate floor, radiator and uPVC double glazed door to rear.

Downstairs WC

5'7" x 2'11" (1.72 x 0.90)



with low level flush WC, pedestal wash hand basin, radiator, laminate floor, extractor fan and uPVC double glazed window to rear.

First Floor

Landing

with 2 built in cupboards and over the stairs cupboard, radiator and uPVC double glazed window to rear.

Bedroom 1

10'11" x 10'10" red to 9'3" (3.33 x 3.32 red to 2.82)



with hatch to roof space, radiator and uPVC double glazed window to front.

En Suite

8'1" x 3'7" (2.48 x 1.11)



with low level flush WC, pedestal wash hand basin, shower enclosure with mains shower, laminate floor, part tiled walls, radiator, extractor fan and uPVC double glazed window to front.

Bedroom 2/Dressing Room

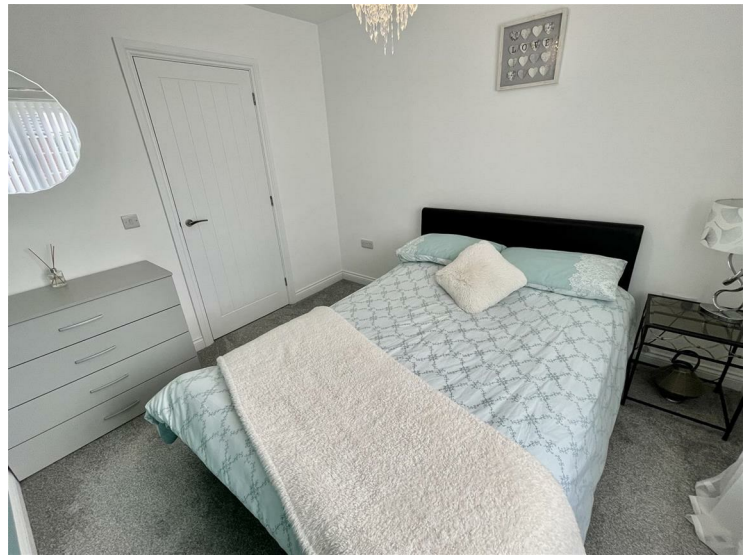
8'9" x 7'4" (2.69 x 2.26)



with radiator and uPVC double glazed window to side.

Bedroom 3

9'0" x 10'5" (2.76 x 3.19)



with radiator and uPVC double glazed window to side.

Bedroom 4

10'10" x 9'3" (3.32 x 2.82)



with radiator and uPVC double glazed window to front.

Bathroom

7'11" x 5'6" (2.43 x 1.68)



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

Outside



with covered porch way, slatted area with mature shrubs to front, Tarmac drive for 3 cars leading to enclosed garden with slatted patio area, lawned garden with pathway to shed, mature shrubs and outside light and tap.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band D

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 the property can be found on the right hand side, identified by our For Sale board.

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) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Please note:

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