



**Brynfa Black Lion Road, Cross Hands, Llanelli, SA14 6SD**

**Offers in the region of £325,000**

NO ONWARD CHAIN...A detached house with commercial workshop, which has been fully renovated set in a convenient location with easy access to the M4 motorway. Accommodation comprises lounge, kitchen/diner, rear hall, utility room, downstairs bathroom, 3 bedrooms and shower room. The property benefits from oil central heating, uPVC double glazing, off road parking for several cars, enclosed rear garden with work shop which has commercial planning, formerly used for boat building.

## Ground Floor

uPVC double glazed entrance door to

## Open Plan Kitchen/Diner/Lounge

16'7" max x 22'11" max (5.06 max x 6.99 max)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, 4 ring induction hob with extractor over and oven under, part tiled walls, laminate floor, 3 radiators, 2 wall lights, 2 feature fireplaces, stairs to first floor and uPVC double glazed window to rear, side and front.

## Sitting Room/Bedroom4

15'1" max x 9'11" (4.61 max x 3.03)



with feature fireplace, radiator, 2 wall lights, cornice ceiling and uPVC double glazed bay window to front.

## Utility Room

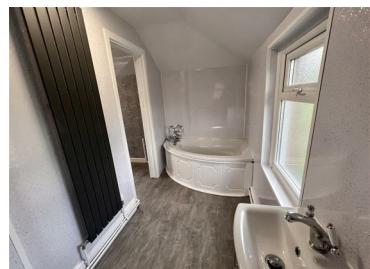
4'9" x 7'10" (1.46 x 2.39)



with plumbing for automatic washing machine, Respatex walls, laminate floor, upright radiator and uPVC double glazed window to rear.

## Downstairs Bathroom

12'11" x 4'10" (3.94 x 1.49)



with low level flush WC, vanity wash hand basin with cupboards under, corner bath with shower attachment taps, brand new free standing oil boiler providing domestic hot water and central heating, upright radiator, Respatex walls, laminate floor and uPVC double glazed window to front and side.

## First Floor

### Landing

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

## **Bedroom 1**

15'0" max x 9'11" (4.58 max x 3.03)



with feature fireplace, radiator and uPVC double glazed bay window to front.

## **Bedroom 2**

9'8" red to 5'11" x 16'4" red to 9'9" (2.96 red to 1.81 x 5.00 red to 2.99)



with feature fireplace, radiator and 2 uPVC double glazed windows to rear.

## **Bedroom 3**

6'7" x 10'2" (2.02 x 3.10)



with built in cupboard with hot water cylinder and power shower pump, radiator and uPVC double glazed window to front.

## **Shower Room**

4'9" x 5'4" inc to 9'6" (1.47 x 1.63 inc to 2.92)



with low level flush WC, vanity wash hand basin with cupboards under, walk in shower cubicle with mains shower, Respatex walls, laminate floor, extractor fan and heated towel rail.

## **Outside**

with gravelled area to front, tarmac drive to side leading to off road parking for several cars, gravelled areas and lawned garden.

## **Lean to/ Store room**

with window to side.

## Workshop

18'3" x 28'4" (5.57 x 8.64)



with power, light and water connected.

## Services

Mains electricity, water and drainage.

## Council Tax

Band D

## NOTE

All photographs are taken with a wide angle lens.

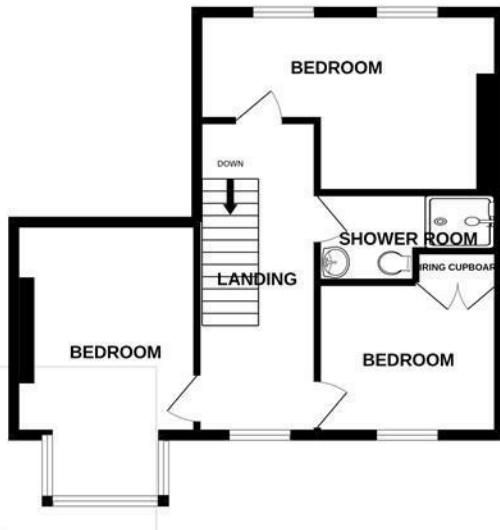
## Directions

Leave Ammanford on College Street, turn third left into Station Road then second right towards Capel Hendre. Proceed over the level crossing and continue to the crossroads in Capel Hendre. Turn right and travel up the hill, turn left towards Gorslas and after a short distance the property can be found on the right hand side, identified by our For Sale board.

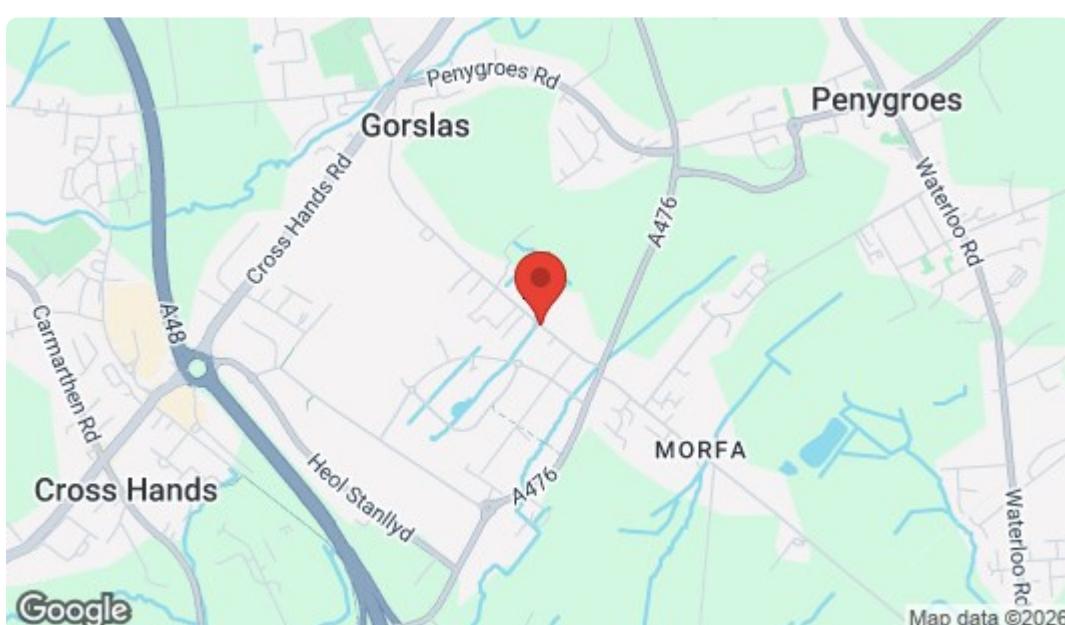
## GROUND FLOOR



## 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		90
(81-91) B		
(69-80) C		
(55-68) D		45
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.