



**21 Ffordd Y Morfa, Cross Hands, Llanelli, SA14 6SL**

**Offers in the region of £315,000**

A detached 4 bedroom house set within the popular village of Gorslas close to the growing centre of Cross Hands with its wide range of shopping facilities and within easy access to the A48/M4 motorway.

Accommodation comprises entrances hall, lounge, dining room, kitchen, downstairs WC, 4 bedrooms one with en suite and family bathroom. The property benefits from gas central heating, Hardwood double glazing, off road parking, integral garage and front and rear gardens.

## Ground Floor

Hardwood entrance door to

### Entrance hall

with stairs to first floor, built in store cupboard, radiator and textured and covered ceiling.

### Lounge

21'0" inc to 23'7" x 12'4" (6.41 inc to 7.20 x 3.78)



with electric fire in feature surround, 2 radiators, laminate floor, textured and covered ceiling and Harwood double glazed double glazed bay window to front and Patio doors to rear.

### Dining Room

10'10" x 10'10" (3.31 x 3.32)



with laminate floor, radiator, textured and covered ceiling and Hardwood double glazed window to rear. Opening to

## Kitchen

12'11" x 14'7" (3.95 x 4.46)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with monobloc tap, 4 ring electric hob with extractor over and oven under, plumbing for automatic washing machine, integrated automatic dishwasher, breakfast bar, part tiled walls, tiled floor, radiator, textured and covered ceiling and Hardwood double glazed window to rear and door to side.

### Downstairs WC

9'1" x 2'8" (2.78 x 0.82)

with low level flush WC, vanity wash hand basin, radiator, part tiled walls, tiled floor, textured ceiling and extractor fan.

## First Floor

### Gallery Landing



with built in cupboard, radiator, textured ceiling and Hardwood double glazed window to front and 3 Velux windows.

### Bedroom 1

13'1" x 14'8" (4.01 x 4.48)



with radiator, textured and covered ceiling and Hardwood double glazed window to rear.

### Bedroom 2

10'10" x 15'6" (3.31 x 4.73)



with radiator, textured and covered ceiling and Hardwood double glazed window to rear.

### En Suite

6'1" x 7'10" (1.87 x 2.39)



with low level flush WC, pedestal wash hand basin, corner shower cubicle with mains shower, tiled floor, part tiled walls, radiator and Hardwood double glazed window to side.

### Bedroom 3

9'8" x 12'4" (2.97 x 3.78)



with radiator, textured and covered ceiling and Hardwood double glazed window to front.

## Bedroom 4

10'9" x 8'0" (3.30 x 2.45)



with radiator, textured and coved ceiling and Hardwood double glazed window to rear.

## Bathroom

8'8" x 11'1" (2.65 x 3.38)



with low level flush WC, pedestal wash hand basin, panelled bath, part tiled walls, laminate floor, radiator, textured ceiling and Hardwood double glazed window to front.

## Integral Garage

18'7" x 11'1" (5.67 x 3.38)

with wall mounted gas boiler providing domestic hot water and central heating, power and light connected and up and over door.

## Outside



with brick paved drive, lawned garden to front, side access either side of the property to rear garden with lawed area, paved walkway surrounding the property and mature shrubs and trees.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band E

## NOTE

All internal photographs are taken with a wide angle lens.

## Directions

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>  |         |                         |
| (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 energy efficient - higher running costs                     |         |                         |
|   | 69      | 78                      |
| <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.