



8 Ffordd Y Neuadd, Cross Hands, Cross Hands, SA14 6EH

Offers in the region of £189,950

A well presented semi detached house located in Cross hands, close to local amenities and within easy access of the A48/M4 motorway. Accommodation comprises entrance hall, lounge, kitchen/diner, downstairs WC, 2 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking for 2 cars and enclosed rear garden.

Ground floor

Composite entrance door to

Entrance Hall

with stairs to first floor and radiator.

Lounge

11'7" x 10'5" (3.55 x 3.2)



with radiator and uPVC double glazed window to front and side.

Kitchen

12'4" max x 14'3" (3.78 max x 4.35)



with range of fitted base and wall units, single bowl single drainer sink unit with monobloc tap, 4 ring gas hob with extractor over and oven under, integrated automatic dishwasher, under stairs cupboard, radiator, downlights and uPVC double glazed window and French doors to rear.

Downstairs WC

3'3" x 6'7" (1.01 x 2.01)



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

First Floor

Landing

with hatch to roof space.

Bedroom 1

8'7" x 14'4" (2.62 x 4.37)



with radiator and uPVC double glazed window to rear.

Bathroom

6'6" x 6'10" (2 x 2.10)



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

Bedroom 2

8'7" x 14'3" (2.64 x 4.36)



with built in cupboard, radiator and uPVC double glazed window to front.

Outside



with gravelled garden to front, side drive for 2 cars and access to enclosed rear garden with patio area, lawned area, timber shed and outside tap.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band C

NOTE

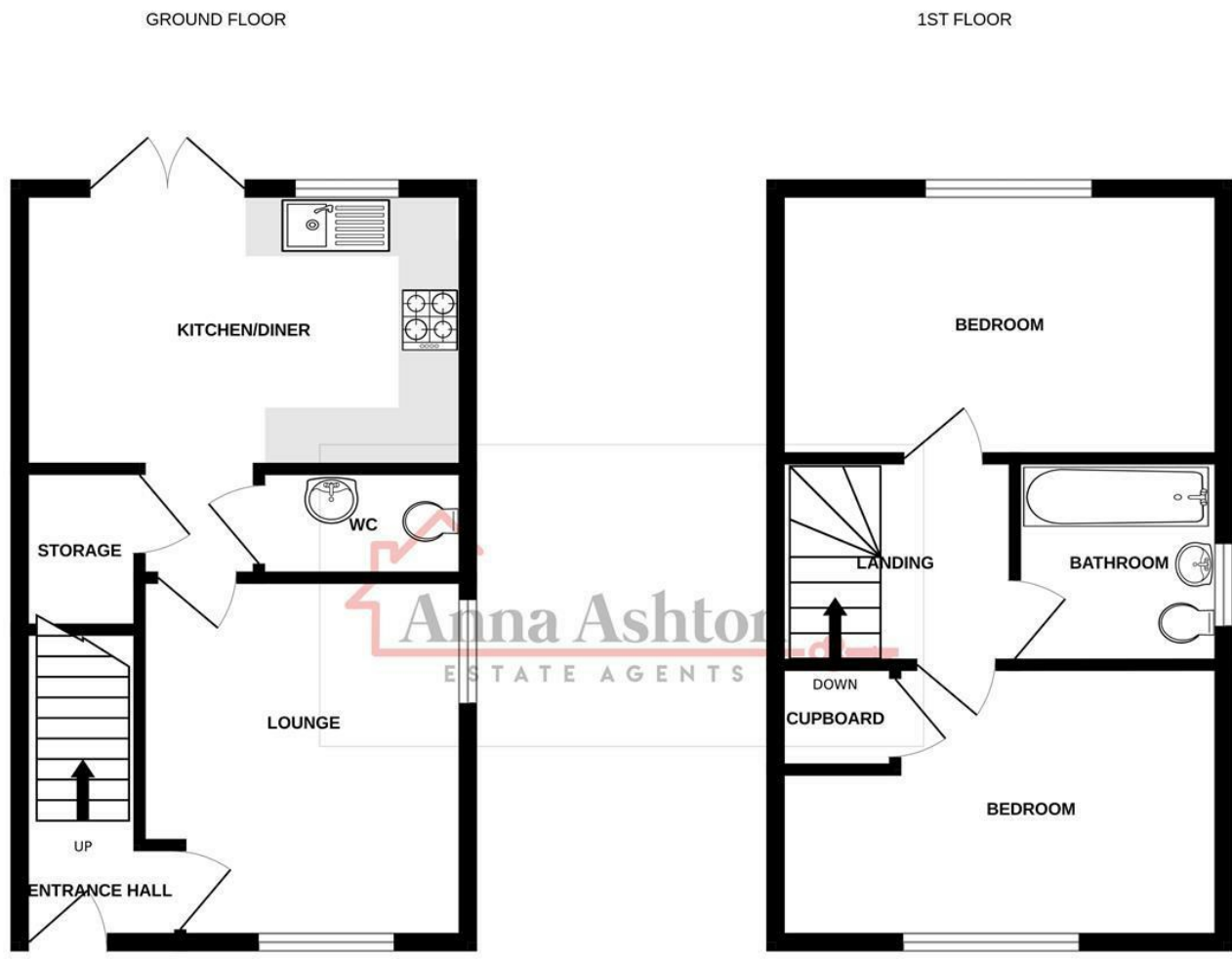
All internal photographs are taken with a wide angle lens.

Directions

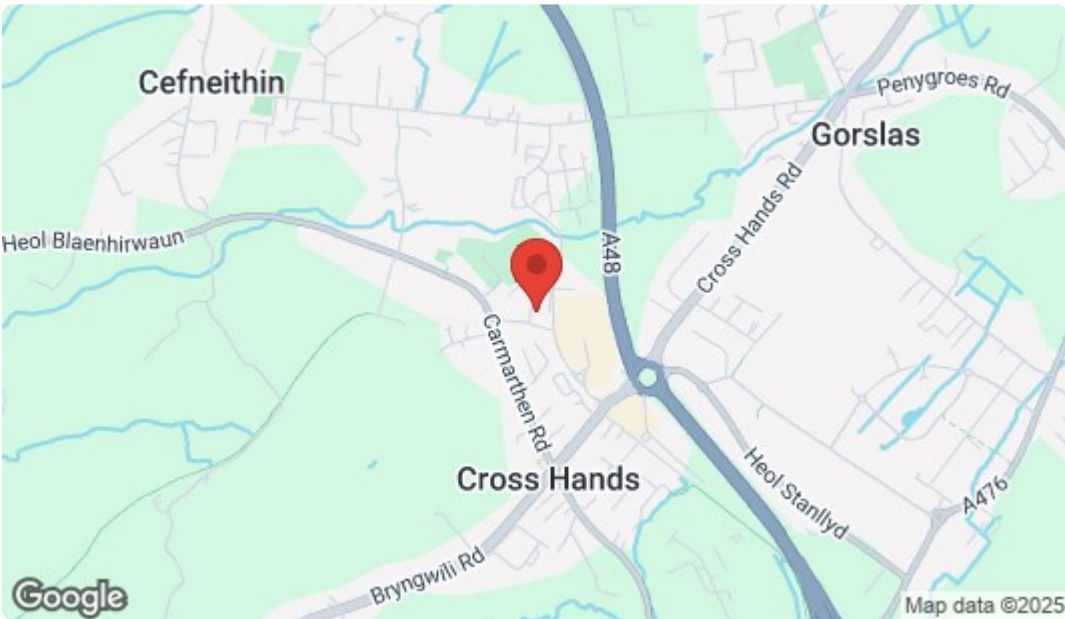
At Crosshands roundabout take the A476 and at the traffic lights turn right towards Maes Yr Eithin Retail Park. At the roundabout go straight ahead and take the first left onto the link road and immediately right into Ffordd Y Neuadd and the property can be found on the right hand side, identified by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



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		96
(81-91) B	82	
(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.