



87 Heol Bryngwili, Cross Hands, Llanelli, SA14 6LY

Offers in the region of £105,000

An end terrace house in need of renovation set on the edge of the popular centre of Cross Hands within easy access of the A48 trunk road and M4 motorway. Accommodation comprises dining room, lounge, kitchen, lean to, 2 bedrooms, study and upstairs bathroom. The property benefits from oil central heating, mostly uPVC double glazing, off road parking for 2 cars and enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to

Dining Room

9'8" x 12'9" (2.97 x 3.91)



with electric fire in feature surround, radiator, coved ceiling and uPVC double glazed window to front.

Lounge

14'6" max x 13'7" max (4.44 max x 4.16 max)



with stairs to first floor, under stairs cupboard, radiator, coved ceiling and uPVC double glazed window to side and single glazed window to rear.

Kitchen

12'9" x 9'4" (3.90 x 2.85)



with range of fitted base and wall units, display cabinets, stainless steel single drainer sink unit with mixer taps, 4 ring hob with extractor over and oven under, plumbing for automatic washing machine, free standing boiler providing domestic hot water and central heating, part tiled walls, tiled floor, radiator, coved ceiling and uPVC double glazed window to rear and wooden window and door to side.

Lean to

9'1" x 5'6" (2.77 x 1.68)

with tiled floor, part tiled walls, polycarbonate roof and uPVC double glazed windows and door to side.

First Floor

Landing

with hatch to roof space, built in cupboard, dado rail and textured ceiling.

Bedroom 1

10'7" x 16'4" (3.23 x 4.98)



with radiator, coved ceiling and 2 uPVC double glazed windows to front.

Bedroom 2

11'5" x 8'7" (3.48 x 2.64)



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

Study

8'10" x 7'1" (2.70 x 2.17)



with radiator, textured and coved ceiling and uPVC double glaze window to rear.

Hall

5'4" x 5'4" (1.63 x 1.63)

with built in cupboard, part tiled walls and textured ceiling.

Bathroom

7'3" x 9'3" (2.21 x 2.84)



with low level flush WC, pedestal wash hand basin, bath, shower enclosure with electric shower, tiled walls, extractor fan, radiator, textured ceiling and uPVC double glazed window to side.

Outside



with off road parking for 2 cars, side access

to rear garden, outbuilding, lawned areas, mature shrubs and trees and glasshouse.

Services

Mains electricity, water and drainage.

AGENTS NOTE

This property has a flying freehold

NOTE

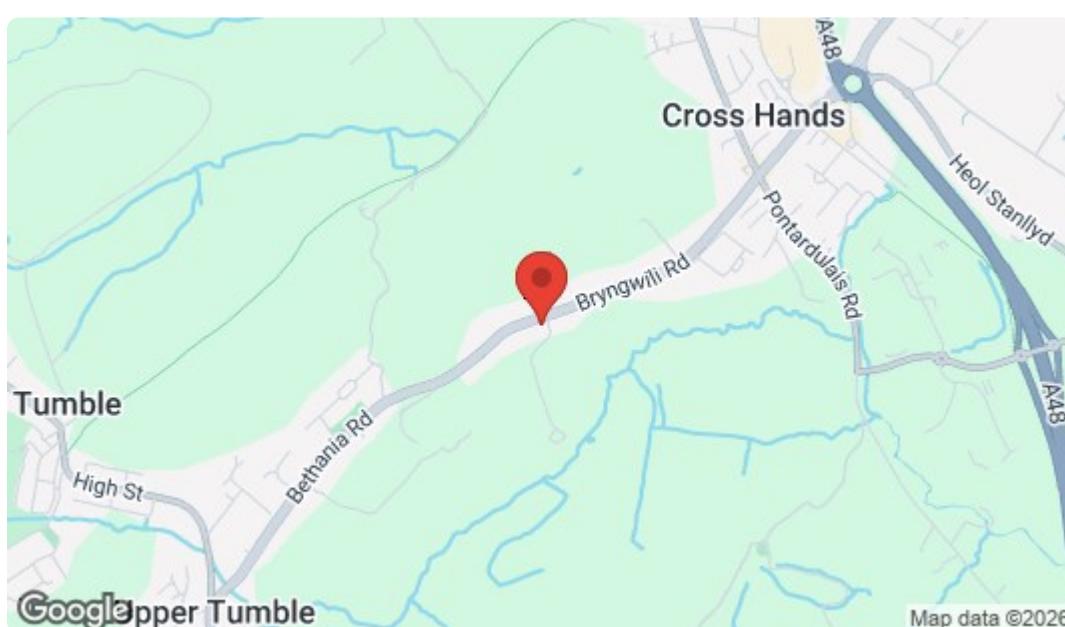
All internal photographs are taken with a wide angle lens.

Directions

From the main roundabout in Cross Hands take the exit for Cross Hands centre/Tumble. Go straight through the cross roads with the traffic light and proceed up the hill and the property can be found on the left hand side, identified by our For sale board.



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			81
(81-91) B			
(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		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.