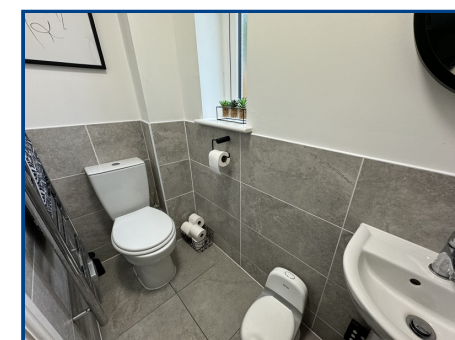
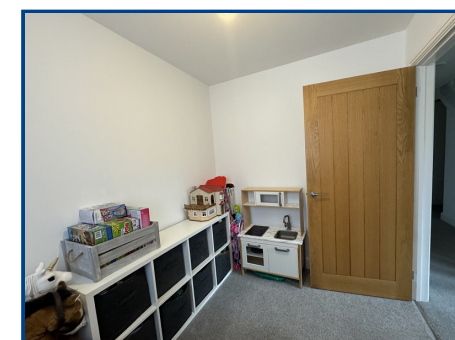
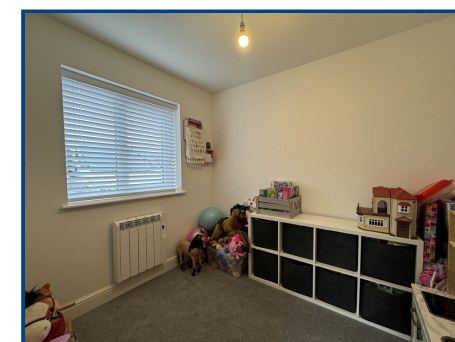
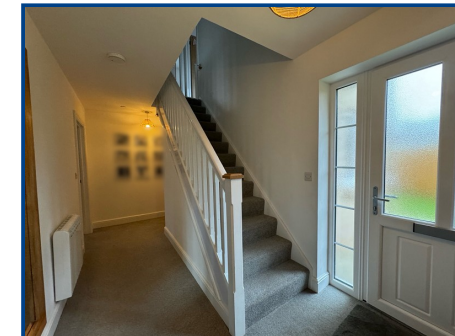


**4 Llys Nant Glas
Cross Hands
Llanelli
SA14 6EX**

Price **£340,000**



- Four double bedroom detached home
- Kitchen/ dining/ living area
- Front room
- Bathroom, WC, en suite
- Upvc glazing
- Electric heating
- Driveway for ample parking
- Rear garden



EPC Rating: B81

General Description

We have the pleasure in offering for sale this four double bedroom detached home located in the village of Cross Hands, close to local amenities including public houses, restaurants, shops, primary school and Mynydd Mawr Woodland Park.

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

Important notice

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Llys Nant Glas, Cross Hands, Llanelli.

Property Description

We have the pleasure in offering for sale this four double bedroom detached home located in the village of Cross Hands, close to local amenities including public houses, restaurants, shops, primary school and Mynydd Mawr Woodland Park. The property is within close proximity to Cross Hands retail park and access links to the M4. The property is approximately 11 miles from Carmarthen, and approximately 10 miles from the town of Llanelli and their wider available amenities.

The accommodation briefly comprises hallway, WC, front room, kitchen/ diner/ living area, landing, bathroom and four double bedrooms, one with an en suite.

The property benefits from upvc glazing, electric central heating, rear gardens, garden room and a driveway for ample off road parking.

Upvc glazed door to

Hallway

Electric radiator, stairs to first floor, under stair storage, hard wired smoke alarm, two sprinklers.

W.C. (6' 9" x 2' 11") or (2.06m x 0.90m)

Upvc glazed window to front, towel radiator, tiled floor, part tiled walls, pedestal wash hand basin, close coupled WC, extractor fan.

Front Room (8' 9" x 6' 11") or (2.66m x 2.10m)

Upvc glazed window to front, electric radiator, TV point, telephone point, sprinkler.

Kitchen / Dining / Living Room (23' 7" x 19' 2" Max) or (7.18m x 5.84m Max)

Two upvc glazed patio doors to rear, upvc glazed windows to front, side and rear, two electric radiators, seven down lights, part tiled floor, fitted wall and base units, work surface, tiled splash back, oven, electric hob with extractor fan over, 1 1/2 bowl sink unit with mixer tap, integrated dishwasher, two hard wired smoke alarms, two sprinklers, telephone point.

Utility (6' 11" x 6' 6") or (2.10m x 1.98m)

Upvc glazed door to side, electric radiator, tiled floor, fitted wall and base units, work surface, sink unit with mixer tap, plumbing for automatic washing machine, extractor fan, hard wired smoke alarm, sprinkler, SOLiC control panel.

Landing

Hatch to roof space, hard wired smoke alarm, sprinkler, airing cupboard housing hot water tank.

Bedroom 4 (10' 6" x 9' 3") or (3.21m x 2.82m)

Upvc glazed window to front, electric radiator.

Bedroom 2 (12' 10" x 8' 4") or (3.90m x 2.53m)

Upvc glazed window to front, electric radiator, TV point, sprinkler.

Bedroom 3 (10' 5" x 9' 9") or (3.18m x 2.96m)

Upvc glazed window to rear, electric radiator, sprinkler.

Bathroom (7' 4" x 6' 10") or (2.23m x 2.08m)

Upvc glazed window to side, tiled floor, tiled walls, towel radiator, bath with shower over, pedestal wash hand basin, close coupled WC, extractor fan, sprinkler.

Bedroom 1 (11' 8" Max x 10' 4") or (3.56m Max x 3.16m)

Upvc glazed window to front, electric radiator, TV point, telephone point, sprinkler.

En Suite (8' 8" x 3' 3") or (2.63m x 1.00m)

Upvc glazed window to front, towel radiator, two down lights, tiled floor, part tiled walls, shower cubicle, pedestal wash hand basin, close coupled WC, extractor fan, sprinkler.

Outside

Driveway for ample parking to front.

Footpath to side leading to lawned area.

Patio seating area to rear with footpath to garden room.

Lawned area with gate to further lawned area with mature trees and shrubs.

Garden room

Upvc glazed door to front, upvc glazed window to front, upvc glazed patio doors to side.

Broadband and Mobile phone

There is superfast broadband available in the area. There is likely to be mobile phone coverage in the area.

Agents Notes

There are solar panels which the vendor has informed us are owned by the property.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

E

Directions

Enter Cross Hands via Pontardulais Road. Before reaching the cross roads, the property can be found on the left hand side.

