



**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**28 Clos Y Dderwen  
Cross Hands  
Llanelli  
Carmarthenshire  
SA14 6RN**

Price **£429,950**



- Four bedroom detached dormer bungalow
- Lounge, dining room
- Kitchen, utility room
- Family bathroom, wet room, ensuite
- Upvc glazing
- Oil central heating
- Rear garden
- Driveway for ample parking
- Garage, workshop & garden room

### General Description

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

**EPC Rating: C71**

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

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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.

Tel: **01269 591 884**

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Web: **www.ctf-uk.com**



## Clos Y Dderwen, Cross Hands, Llanelli, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this four bedroom detached dormer bungalow 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 12 miles from Carmarthen, and approximately 12.5 miles from the town of Llanelli and their wider available amenities.

The accommodation briefly comprises entrance hall, hallway, lounge, dining room, kitchen, utility room, wet room and bedroom 4/ living room to the ground floor. The first floor comprises landing, master bedroom with ensuite, family bathroom and a further two double bedrooms.

The property benefits from upvc glazing, oil central heating, generous rear garden, garden room and a driveway for ample off road parking leading to a garage & workshop.

#### Upvc glazed door to

#### Entrance Hall

Radiator, coved ceiling, two down lights, tiled floor, hatch to roof space.

#### Hallway

Radiator, tiled floor, stairs to first floor, under stair storage, hard wired smoke alarm.

#### Lounge (19' 8" x 13' 3") or (6.00m x 4.05m)

Upvc glazed bay window to front, two radiators, coved ceiling, twelve down lights, laminate flooring, TV points, telephone points, electric fireplace with stone surround.

#### Dining Room (14' 8" x 13' 0") or (4.48m x 3.97m)

Upvc glazed patio doors to rear, radiator, nine down lights, laminate flooring, TV point.

#### Kitchen (18' 5" x 13' 0") or (5.62m x 3.97m)

Upvc glazed door to rear, upvc glazed window to rear, radiator, coved ceiling, twelve down lights, tiled floor, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl stainless steel sink unit with mixer tap, STOVES seven ring range cooker with extractor fan over, integrated dishwasher.

#### Utility Room (6' 8" x 5' 2") or (2.02m x 1.57m)

Upvc glazed window to side, coved ceiling, three down lights, fitted base units, work surface, tiled splash back, plumbing for automatic washing machine, space for tumble dryer, extractor fan.

#### Wet Room (6' 2" Max x 5' 2" Max) or (1.89m Max x 1.57m Max)

Towel radiator, coved ceiling, tiled walls, close coupled WC, pedestal wash hand basin, electric shower, extractor fan.

#### Bedroom 4/Living Room (14' 2" x 13' 3") or (4.32m x 4.05m)

Upvc glazed bay window to front, radiator, coved ceiling, nine down lights, laminate flooring, TV point, telephone point.

#### Landing

Upvc glazed stained glass window to front, radiator, hard wired smoke alarm.

#### Master Bedroom (13' 8" x 13' 4") or (4.16m x 4.06m)

Upvc glazed window to front, radiator, eight down lights, fitted wardrobes, hatch to roof space.

## Clos Y Dderwen, Cross Hands, Llanelli, Carmarthenshire.

#### En Suite (10' 2" Max x 5' 10" Min) or (3.11m Max x 1.79m Min)

Upvc glazed window to rear, towel radiator, four down lights, tiled floor, part tiled walls, WC, pedestal wash hand basin, shower cubicle, extractor fan, storage cupboard housing radiator and slatted shelving.

#### Family Bathroom (9' 9" x 7' 1") or (2.97m x 2.16m)

Upvc glazed window to rear, towel radiator, four down lights, tiled floor, part tiled walls, close coupled WC, pedestal wash hand basin, bath with shower over, extractor fan.

#### Bedroom 2 (13' 5" x 10' 6") or (4.08m x 3.19m)

Upvc glazed windows to side & rear, radiator, five down lights.

#### Bedroom 3 (13' 5" x 10' 5") or (4.08m x 3.18m)

Upvc glazed windows to side & front, radiator, five down lights.

#### Outside

Driveway to front for ample parking.

Gated driveway to side for further ample parking, leading to garage.

Patio seating area to rear with steps down to further patio and lawned area.

Storage area under raised patio.

Storage shed.

Garden room.

Oil tank & oil fired boiler controlling domestic hot water and central heating.

#### Garage

Electric roller door to front, upvc glazed door to side, upvc glazed window to side, electricity, fitted wooden ladder leading to roof space for additional storage.

#### Store/Workshop

Upvc glazed door providing access to garage, upvc glazed patio doors to side, electricity, water tap.

### Agents Note

The vendors have made us aware that Clos Y Dderwen is a private road. Each property owner pays an annual fee of £150 on the 1st April to cover the costs of the following:

Maintenance of the road, road drainage and street lighting.

This is managed by a Residents Association comprising householders who live on the estate.

The oil central heating is operated by a Hive smart thermostat, which can be controlled from anywhere via the Hive app.

#### Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

#### Services

Mains electricity, mains water, mains drainage

#### Tenure

Freehold

#### Council Tax

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#### Directions

Leave Cross Hands roundabout on the A476 on Cross Hands Road. In approximately 0.2 miles, take a left into Clos Y Dderwen estate where the property can be found at the end on the left hand side.

