



Carmarthen Road
Llanelli
SA14 6SU

Offers in Excess of £
510,000.00

bettermove

Carmarthen Road - Llanelli

Bettermove are proud to present this 5 bedroom detached house in Cross Hands.

This property benefits from double glazing, and oil central heating throughout, with off street parking available via the driveway.

The council tax band is F.

The interior of this property comprises a welcoming entrance hall, spacious living room, dining room, breakfast room, sunroom, WC, utility room, fitted kitchen, with attached pantry and laundry room on the ground floor. The first floor consists of five bedrooms, including four doubles, and one single/study room, with the master bedroom benefitting from a dressing area, and private en-suite, with double shower, alongside the family bathroom, and a second en-suite accompanying the third bedroom. The exterior boasts a large, private rear garden, perfect for enjoying the summer months.

Located in the sought after village of Cross Hands, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Llandybie train station (5.7 miles), a variety of bus routes and, and quick access to the A48.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS

5

BATHROOMS

4

RECEPTIONS

4

TENURE

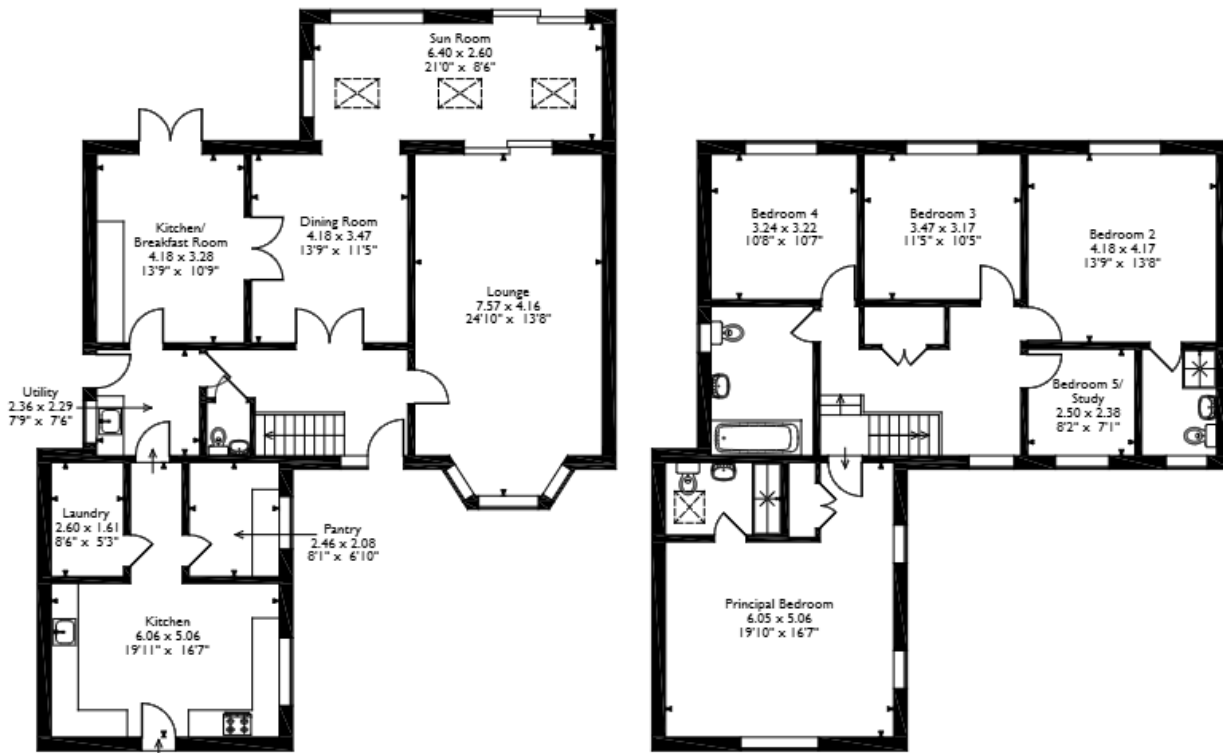
Freehold





Floor Plan

Carmarthen Road, Cross Hands, Llanelli
Approximate Gross Internal Area
235 Sq M/2530 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating			Environmental Impact Rating		
	Current	Potential		Current	Potential
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B		
(69 to 80) C		77	(69 to 80) C		71
(55 to 68) D	65		(55 to 68) D	57	
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk

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