



26 Carmarthen Road, Cross Hands, Llanelli, SA14 6SU

Offers over £250,000

- Detached property in need of renovation
- uPVC double glazing
- Off road parking
- Potential plot with planning applied for
- 3 bedrooms
- Electric heating
- Large Garden
- NO ONWARD CHAIN

Ground Floor

with uPVC double glazed entrance door leading to

Kitchen Diner

16'8" x 23'4" (5.09 x 7.13)



with base units, stainless steel sink unit with mixer taps, plumbing for automatic washing machine, part tiled walls, textured ceiling, uPVC double glazed window to side and rear and French doors.

Lounge

17'9" x 20'1" (5.43 x 6.13)



with stairs to first floor, stone fire place, textured ceiling, alcove shelving and two uPVC double glazed window to front.

First Floor

Landing

Bedroom 1

16'0" x 11'6" (4.88 x 3.52)



with uPVC double glazed window to side and rear

Bedroom 2

13'8" x 10'7" (red to 7'4") (4.19 x 3.25 (red to 2.25))



with uPVC double glazed window to front

Bedroom 3

12'11" x 10'0" (3.94 x 3.05)



with uPVC double glazed window to front

Storage Room

5'10" x 9'11" (1.79 x 3.04)



with access leading to attic

Bathroom

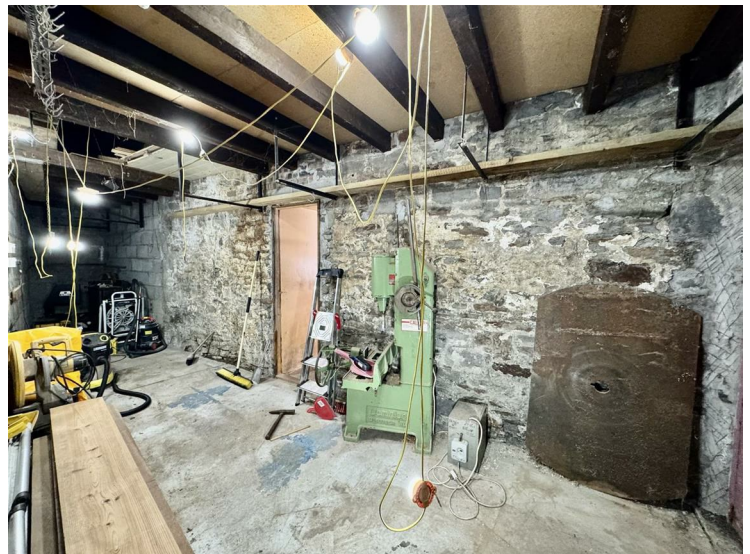
14'8" x 11'5" (4.48 x 3.49)



with low level flush WC, pedestal wash hand basin, panelled bath with mixer taps, part tiled walls, radiator, textured ceiling and uPVC double glazed window to rear

Store room

28'9" x 8'5" (red to 4'10") (8.78 x 2.59 (red to 1.48))



with power and light connected

Outside



wide angle lens.

Directions

At the traffic lights in Cross Hands square turn right onto Carmarthen Road, follow the road for approximately half a mile and the property can be found don the right hand side identified by our For Sale board.

with off road parking to front, outside WC, side access leading to large side (potential plot) and rear garden with greenhouse, apple trees and access to rear

Potential Plot

Planing applied for two semi detached dwellings application number- PL/07871

Material Information

UTILITIES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Electric

Broad Band Speed: Download- 1800

Mbps, Upload 220 Mbps

Mobile coverage: EE 76%, Three 73%,

Vodafone 73%, O2 57%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- Very low risk, Flooding from all watercourses and surface water- Very low risk

Rights and Easements:

Restrictions:

Council Tax

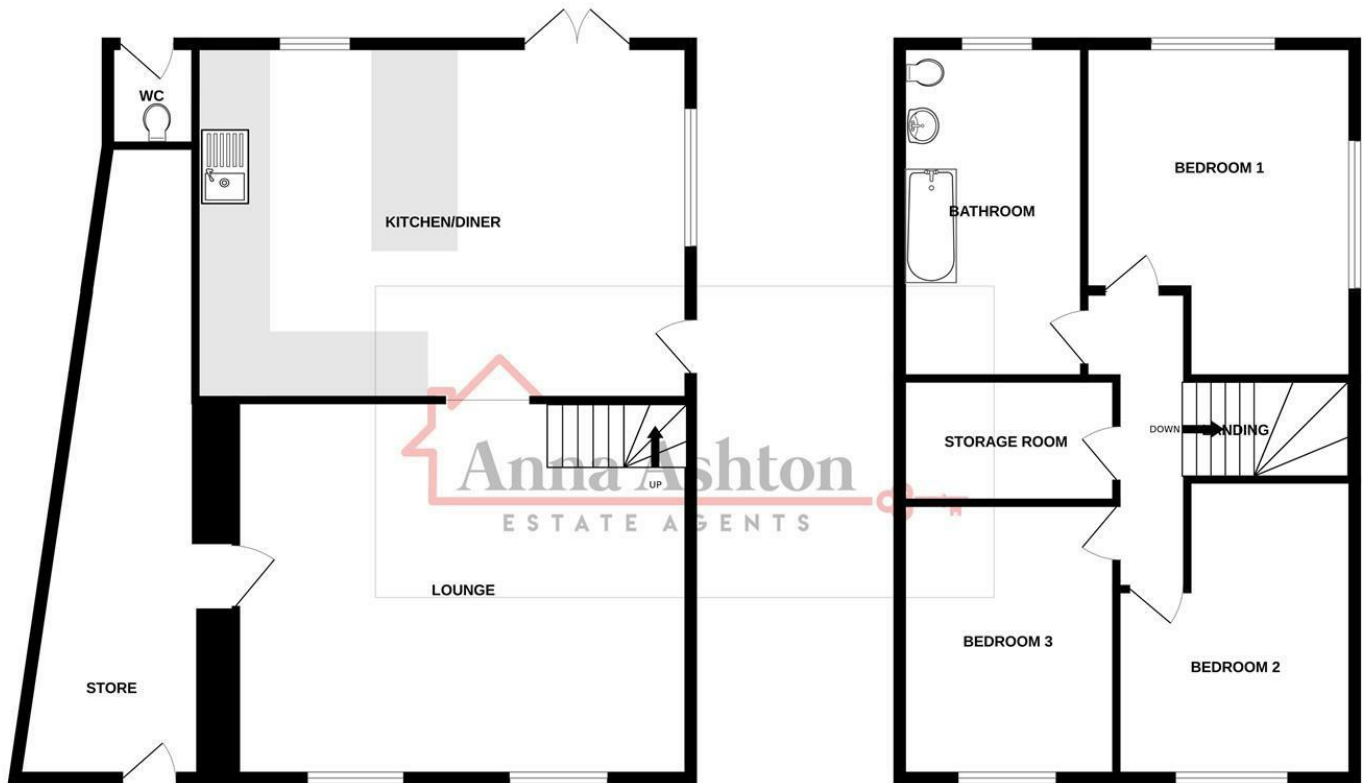
Band D

NOTE

All internal photographs are taken with a

GROUND FLOOR

1ST FLOOR



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		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
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.