



16 Heol Derwen, Cross Hands, Llanelli, SA14 6SN

Offers in the region of £425,000

- Detached House
- 2 Reception Rooms
- LPG gas
- Double Garage
- Viewing highly recommended
- 5 Bedrooms one with ensuite
- uPVC double glazing
- Enclosed rear garden
- Off road parking

Ground floor

with composite door leading to

Entrance hall



with stairs to first floor, radiator, coved ceiling and under the stairs storage

Downstairs WC

6'11" x 2'11" (2.13 x 0.89)



with low level flush WC, vanity wash hand basin, extractor fan and radiator

Lounge

17'10" x 12'1" (5.44 x 3.69)



with radiator, coved ceiling and uPVC double glazed window to front

Dining room

10'2" x 12'2" (3.12 x 3.72)



with radiator, coved ceiling and uPVC double glazed French door leading to

Conservatory

13'7" x 12'0" (4.15 x 3.67)



with radiator, uPVC double glazed windows to rear and French doors to side

Kitchen

15'3" x 16'7" (4.67 x 5.08)



with base and wall units, one and a half bowl sink unit with monobloc tap, electric hob with extractor over, integrated oven, integrated dish washer, part tiled walls, tiled floor, radiator, coved ceiling, uPVC double glazed window to side and French doors to rear.

First Floor

Landing



with radiator, airing cupboard and uPVC double glazed window to front

Bedroom 1

15'3" x 12'2" (4.66 x 3.71)



with radiator and uPVC double glazed window to rear

Dressing Room

9'10" x 5'10" (3.00 x 1.80)



with uPVC double glazed window to front

Ensuite

9'9" x 5'10" (2.99 x 1.80)



with low level flush WC, vanity wash hand basin with cupboards under, walk in shower with dual head shower, part tiled walls, heated towel rail, extractor fan and uPVC double glazed window to front

Bedroom 2

12'10" x 9'2" (3.92 x 2.81)



with radiator and uPVC double glazed window to front

Bedroom 3

12'2" x 9'1" (3.73 x 2.79)



with radiator and uPVC double glazed window to rear

Bathroom

10'3" x 7'0" (3.13 x 2.15)



with low level flush WC, pedestal wash hand basin, panelled bath with central taps, part tiled walls, tiled floor, extractor fan, radiator and uPVC double glazed window to rear

Second Floor

Landing

with Velux double glazed window to rear

Bedroom 4

15'4" x 9'2" (4.69 x 2.81)



with radiator and uPVC double glazed window to side and velux window to rear

Bedroom 5

15'4" x 11'8" (red to 8'9") (4.69 x 3.58 (red to 2.69))



with radiator and uPVC double glazed windows to side and velux window to rear

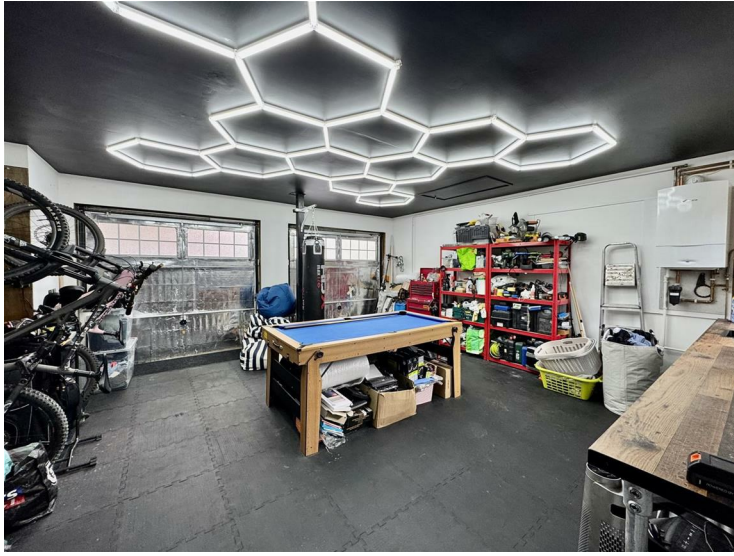
Shower room

5'7" x 6'7" (inc to 8'2") (1.72 x 2.02 (inc to 2.51))



with low level flush WC, pedestal wash hand basin, heated towel rail, extractor fan and shower cubicle

Integral double garage



with two up and over doors, power and light connected and uPVC double glazed window to rear

Outside



Material Information

UTILITIES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:LPG Gas

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 surface water and small watercourses- High risk
Rights and Easements:
Restrictions:

Council Tax

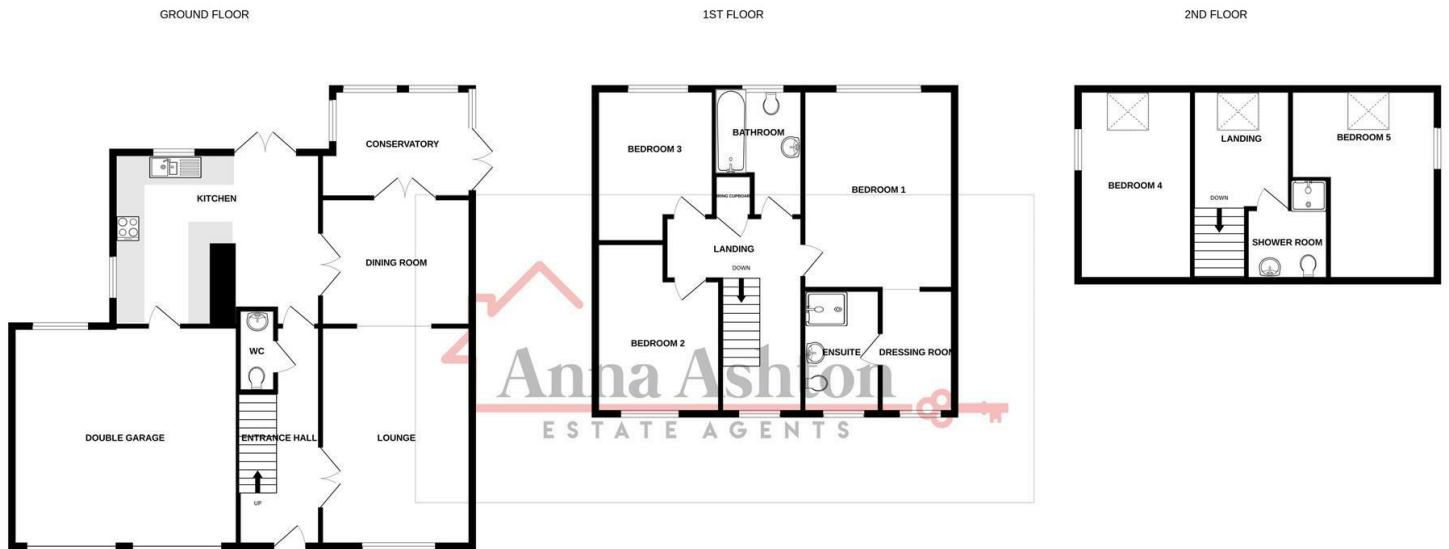
Band F

NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street, turn third left into Station Road then second right towards Capel Hendre. Proceed over the level crossing and continue to the crossroads in Capel Hendre. Turn right and travel up the hill, turn left towards Gorslas. Follow the road for approximately 0.8 Miles, turn left onto Heol Derwen follow the road all the way to the bottom of the estate turn right and the property can be found on the left hand side.



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	64	68
(39-54) E		
(21-38) F		
(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.