





House - Semi-Detached (EPC Rating: E) Freehold

HEOL BRYNGWILI, CROSS HANDS, LLANELLI, SA14 6LU

Offers In The Region Of

£195,000

THOMAS & THOMAS estate agents

3 1 2 E

3 Bedroom House - Semi-Detached located in Llanelli

Thomas & Thomas are pleased to offer For Sale this Spacious Semi Detached House located in the village of Bryngwili approximately a mile from Cross Hands Retail Park offering well known retail outlets and easy access to the M4 Motorway. The accommodation comprises, entrance hall, two reception rooms, kitchen with dining area and bathroom with additional cloakroom located on the ground floor and 3 bedrooms located on the first floor. Externally there is a side driveway leading to detached garage and rear garden with patio area and two storage out buildings. The property benefits from Oil Central Heating and uPVC Double Glazing.

Council Tax Band - C. Freehold. EPC- E51 Ideal First Time Buyers Property. ON ONWARD CHAIN

Ground Floor
With front entrance door leading into.....

Entrance Hall
With radiator and stairs to first floor.

Reception Room 1
3.2 x 4.2 (10'5" x 13'9")
With radiator, textured and coved ceiling and window to the front of the property.

Reception Room 2
3.6 x 4.2 (11'9" x 13'9")
With radiator, textured and coved ceiling, stone fireplace and window into kitchen and to the side of the property.

Kitchen Diner
7.0 x 5.2 (reducing 2.2) (22'11" x 17'0" (reducing 7'2"))
With a range of base and wall units, one and a half bowl sink unit with mixer taps, space for free standing cooker, plumbing for automatic washing machine, space for under the counter fridge/freezer, radiator, textured and coved ceiling, part tiled walls, part tiled floor and part laminate flooring in dining area which also includes an enclosed tiled area for Aga with storage cupboard to the side, windows to the side and door leading to the rear of the property.

Inner Hallway

Bathroom
2.4 x 2.0 (7'10" x 6'6")
With low level flush WC, modern wash hand basin with free standing tap, panelled bath with overhead electric shower, extractor fan, radiator, coved ceiling, fully tiled walls, tiled floor and window to the rear of the property.

Additional Cloakroom
With low level flush WC and modern pedestal wash hand basin, radiator, extractor fan, half tiled walls, tiled floor and window to the side of the property.

First Floor
Landing area with textured and coved ceiling and window to the side of the property.

Bedroom 1
3.8 x 2.6 (12'5" x 8'6")
With radiator, textured and coved ceiling, hatch to loft space and window to the front of the property.

Bedroom 2
3.2 x 3.4 (10'5" x 11'1")
With radiator, textured and coved ceiling and window to the rear of the property.

Bedroom 3
2.7 x 2.6 (8'10" x 8'6")
With radiator, textured and coved ceiling and window to the front of the property.

External
Front: With open paved forecourt and side gravelled driveway leading to the rear garden area and detached garage with up and over door.

Rear: With paved patio area, two outbuildings, elevated lawned area and outside Oil Fired Central Heating boiler, providing domestic hot water and central heating for the property.

Services
Mains electricity, water and drainage. Oil Tank.

Council Tax
- Band C

TENURE
Freehold

NOTE
All photographs have been taken using a wide angle lens.



Any appliances and services listed on these details have not been tested.

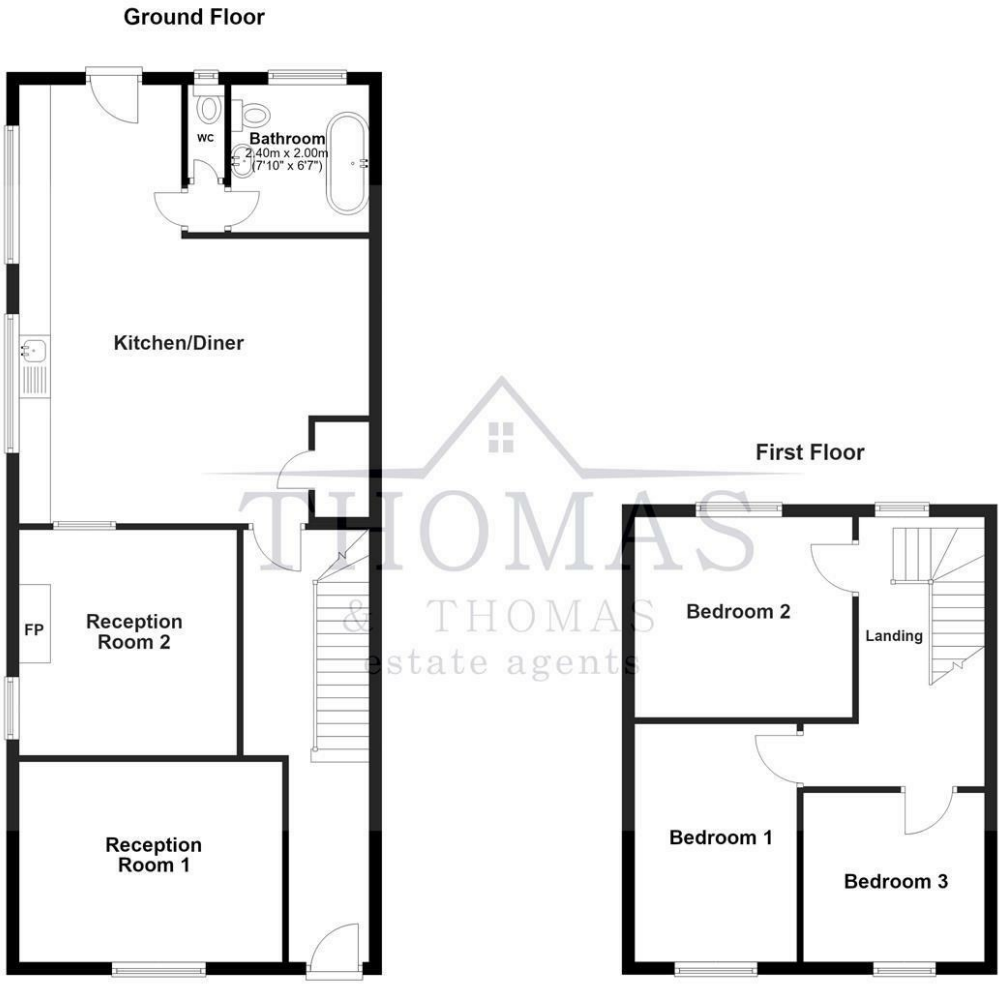
VIEWINGS
By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

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Directions
From the main roundabout in Cross Hands take the exit towards Cross Hands and continue to the traffic lights, proceed straight over the traffic lights and up the hill towards Tumble after passing the speed camera the property can be located on the left hand side and identified by our 'For Sale' board.





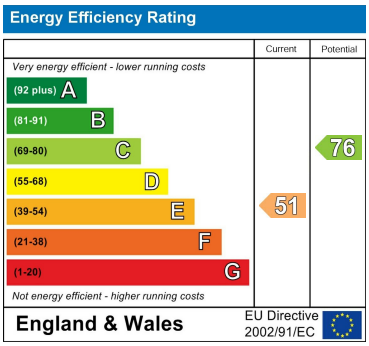


Total area: approx. 119.8 sq. metres (1289.9 sq. feet)

Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.