



Llandeilo Road, Cross Hands, Llanelli, SA14 6NA

Offers In Region Of £250,000



**Calow Evans**  
Estate Agents

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## Llandeilo Road, Cross Hands, Llanelli, SA14 6NA

A rare opportunity to acquire this property situated in the heart of Cross Hands. The property comprises a shop front together with a kitchen and toilet, along with a spacious self-contained three-bedroom property adjacent. This versatile property offers a range of opportunities, including running a business premises or converting the building into flats. Please note that we have been advised by the seller that planning permission had previously been granted for three flats. The property benefits from electric heating and double glazing throughout. Externally, there is a rear garden together with ample parking to the rear.

Cross Hands offers an excellent range of amenities including shops, takeaways, cafés, and out-of-town retailers. The property is conveniently located with easy access to the A48 dual carriageway and the M4 motorway via Junction 49 at Pont Abraham.





## Retail Premises:

### Shop Front

5m x 4.32m (16'5" x 14'2")

Double glazed windows & door to front,  
electric radiator.

### Store Room

3.02m x 1.83m (9'11" x 6'0")

Double glazed window to side.





## Kitchen Area

Wall & base units, sink & draining board.

## WC

Wall & base units, WC.

## Property Accommodation:

## Porch

Double glazed door to side, door to:

## Kitchen

3.38m x 3.35m (11'1" x 11'0")

Double glazed window to rear & side, Fitted with wall & base units, sink & draining board unit, built in electric oven, hob, extractor fan over, cupboard housing hot water tank.

## Lounge

5m x 3.25m (16'5" x 10'8")

Two double glazed windows to side, electric radiator.

## Hallway

Stairs to first floor.

## Bedroom One

5.05m x 4.24m (16'7" x 13'11")

Two double glazed windows to front, double glazed window to side, electric radiator.

## Bedroom Two

3.33m x 3.33m (10'11" x 10'11")

Double glazed window to rear, electric radiator.



## Bedroom Three

3.48m x 3.23m (11'5"/10'8" x 10'7")

Double glazed window to side, electric radiator, feature fireplace.

## Bathroom

Double glazed window to side, suite comprising panelled bath, WC, pedestal wash hand basin. Please note there is no radiator in this room.

## Externally

Side pedestrian access to an enclosed rear garden comprising a gravelled area, ample parking to the rear.



## Services

We are advised that mains services are connected. Electric heating.

## Tenure

Freehold

## Council Tax

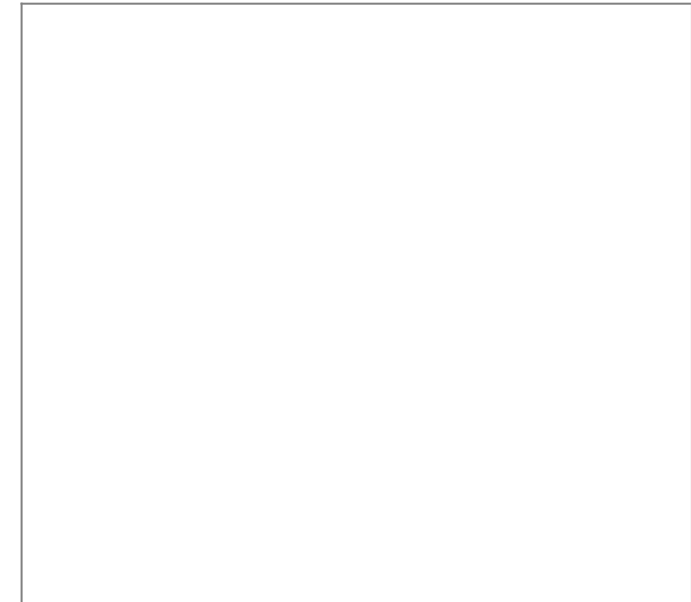
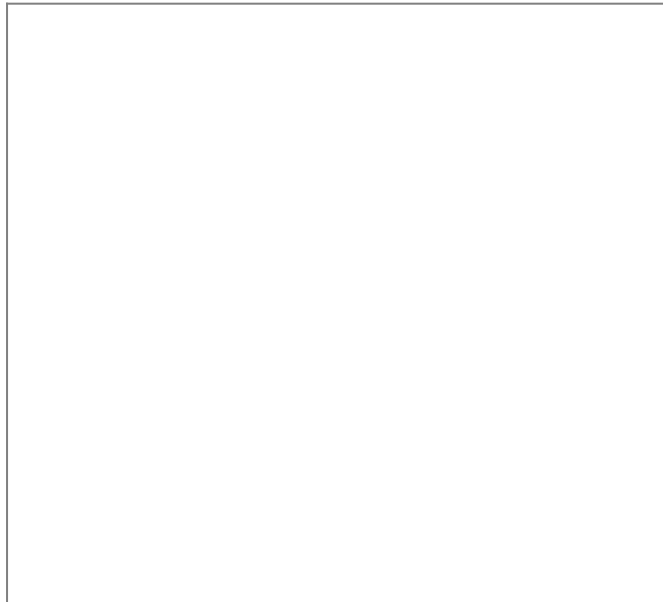
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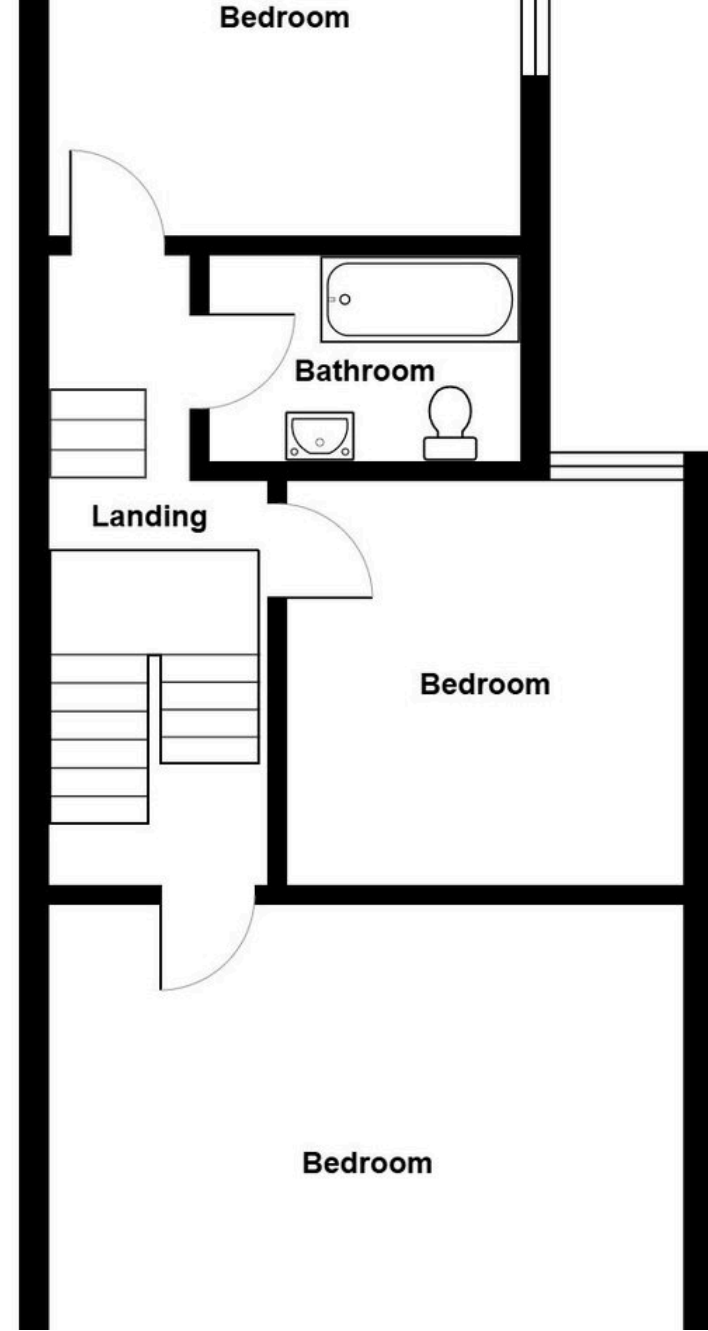
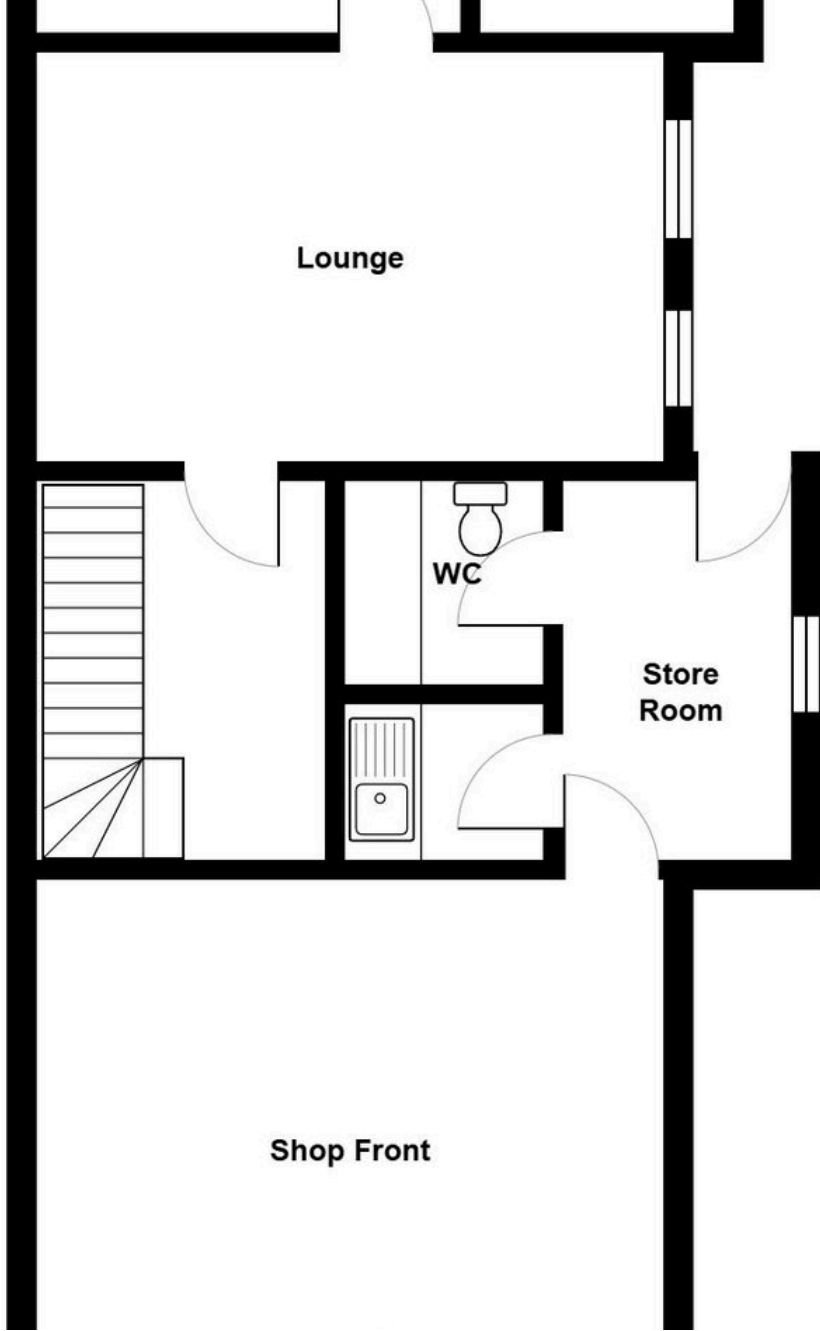
## Broadband Speed/Mobile Phone Coverage

We are advised that super-fast broadband and mobile phone coverage are available in this area.

## Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.





**Address**

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**Office Contact**

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