



**12 Tirydderwen, Cross Hands, Llanelli, SA14 6SZ**

**Offers in the region of £265,000**

**NO ONWARD CHAIN!**

We are delighted to offer for sale this modern detached property which is situated in a modern estate in the growing centre of Cross Hands within walking distance of the local primary and secondary schools and only 5 minutes drive from the A48 trunk road in Cross Hands. Accommodation comprises entrance hall, lounge, kitchen/diner, downstairs WC, 3 bedrooms one with en suite and family bathroom. The property benefits from oil central heating, uPVC double glazing, owned solar panels, off road parking, attached garage and enclosed rear garden.

## Ground Floor

Composite entrance door to

### Entrance Hall

with stairs to first floor, under stairs cupboard, radiator, laminate floor, dado rail and coved ceiling.

### Downstairs WC

5'2" x 2'9" (1.58 x 0.86)



with low level flush WC, pedestal wash hand basin, radiator, part tiled walls, laminate floor, extractor fan, coved ceiling and uPVC double glazed window to side.

### Kitchen/Diner

17'3" x 9'8" (5.27 x 2.96)



with range of fitted base and wall units, one and a half bowl sink unit with mixer/shower tap, 4 ring induction hob with extractor over, built in oven, plumbing for automatic washing machine, integrated automatic dishwasher, integrated fridge freezer, part Respatex walls, laminate floor, upright radiator, coved ceiling, downlights and uPVC double glazed window to front and composite door to side. Bifolding doors to

## Lounge

10'7" x 17'1" (3.25 x 5.21)



with laminate floor, 2 radiators, coved ceiling and uPVC double glazed French doors to rear.

## First Floor

### Landing

with hatch to roof space, built in cupboard, dado rail, radiator, coved ceiling and uPVC double glazed window to side.

### Bedroom 1

9'1" x 13'11" (2.77 x 4.26)



with radiator, coved ceiling and 2 uPVC double glazed window to front.

### En Suite

8'0" x 2'7" (2.45 x 0.81)



with low level flush WC, pedestal wash hand basin, shower cubicle with mains shower, part tiled walls, heated towel rail, extractor fan, coved ceiling and uPVC double glazed window to side.

### Bedroom 2

13'11" x 8'2" (4.26 x 2.50)



with radiator, coved ceiling and uPVC double glazed window to rear.

### Bedroom 3

10'9" x 8'5" (3.29 x 2.57)



with radiator, coved ceiling and uPVC double glazed window to rear.

### Bathroom

4'10" x 9'5" (1.49 x 2.88)



with low level flush WC, pedestal wash hand basin, panelled bath with mains shower over and glass screen, part tiled walls, extractor fan, shaver light/point, heated towel rail, coved ceiling and 2 uPVC double glazed window to side.

## Outside



with off road parking, attached garage (5.53 x 2.43 with up and over door, free standing oil boiler providing domestic hot water and central heating and uPVC double glazed door to rear), side access to rear garden with paved walkway and lawn.

## Services

Mains electricity, water and drainage. Owned solar panels.

## NOTE

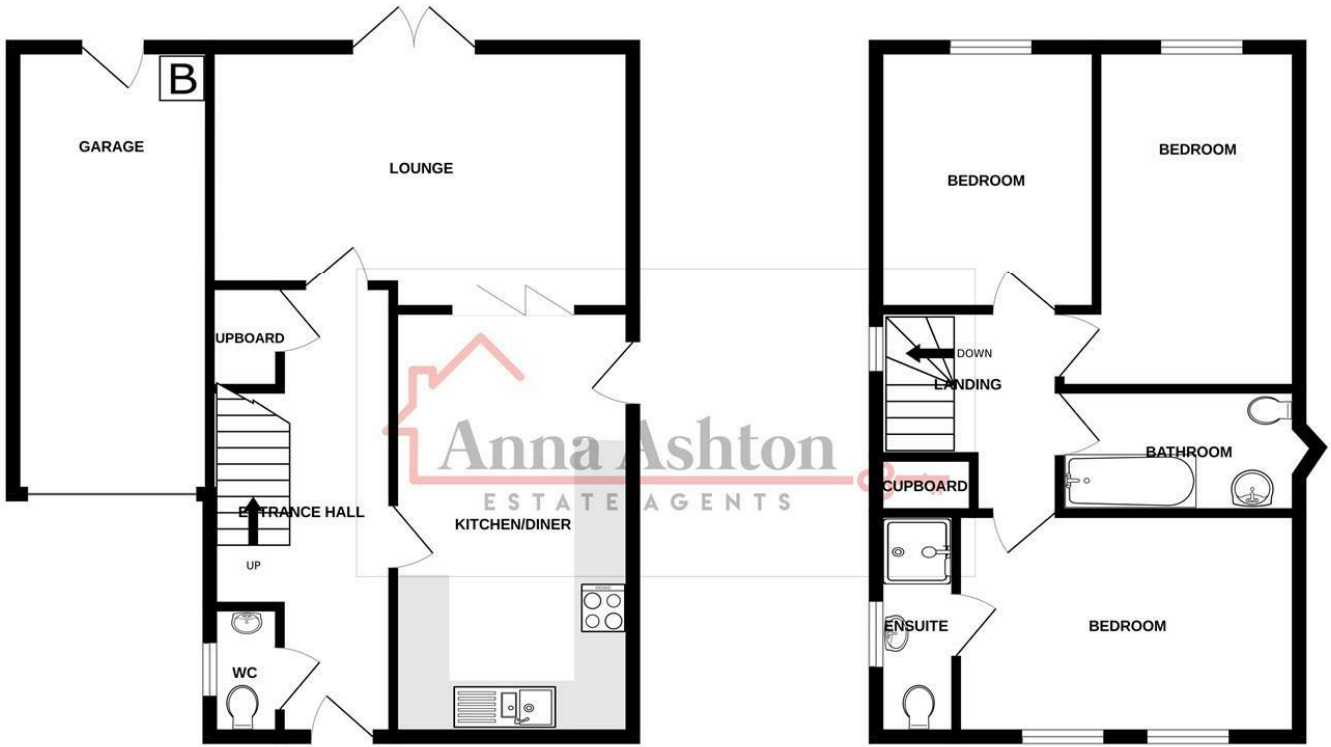
All internal photographs are taken with a wide angle lens.

## Directions

From the main roundabout in Cross Hands take the exit into the village and proceed through the first set of traffic lights. At the next traffic lights turn right and continue as far as the Cinema then turn left into Tirydderwen and take the first right and the property can be found on the left hand side, identified by our For Sale board.

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	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.