Sales & Lettings of Residential, Rural & Commercial Properties

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No 16 Clos y Dderwen, Cross Hands, Llanelli, Carmarthenshire, SA14 6RN

Offers In The Region Of £350,000

- ATTRACTIVE INDIVIDUALLY BUILT DETACHED BUNGALOW.
- 4 BEDROOMS (3 Doubles). 2 LIVING ROOMS. 2 BATHROOMS/WC's.
- WALKING DISTANCE CROSS HANDS BUSINESS PARK.
- 11 MILES CARMARTHEN.
- 4 MILES M4 MOTORWAY AT PONT ABRAHAM.
- SOUGHT AFTER PRIVATE CUL-DE-SAC OF VARYING TYPES AND DESIGNS.
- AMPLE PRIVATE CAR PARKING TO THE FRONT AND REAR OF THE DWELLING.
- WALKING DISTANCE CENTRE OF CROSS HANDS.
- FIBRE TO THE BUNGALOW.
- SPACIOUS WELL PRESENTED LIGHT AND AIRY ACCOMMODATION.
- DETACHED GARAGE. OIL C/H. PVCu DOUBLE GLAZED WINDOWS.
- 5 MILES AMMANFORD. 8.5 MILES LLANELLI AND LLANDEILO.
- JUST OFF A48 DUAL CARRIAGEWAY.

Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424

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An attractive most conveniently situated individual traditionally built (1980s) 4 BEDROOMED/2 RECEPTION ROOMED DETACHED BUNGALOW RESIDENCE having attractive part brick elevations and quoins being located on an established private cul-de-sac of varying types and designs situated bordering the countryside at rear within walking distance of Cross Hands Business Park and the local facilities and services at the centre of Cross Hands, is within 0.2 of a mile of the A48 dual carriageway, is within 4 miles of the M4 Motorway at Pont Abraham, is located within 5.5 miles of the town of Ammanford, is located some 8.5 miles of both the town of Llanelli and Tywi valley town of Llandeilo and the property is located some 11.5 miles east of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The City of Swansea with its high speed rail link to Paddington London being approximately 18 miles distant and the property is located within 9 miles of the Bannau Brycheiniog National Park.

4 2 2

Council Tax Band: E





BRICK PILLARED CAR PORT
that gives vehicular access to the garage and parking area at rear. 'T&G' boarded ceiling.

RECESSED ENTRANCE PORCH
with PVCu entrance door and opaque double side screen to

RECEPTION HALL
10'8" x 5'11"
with 2 wall light fittings. 'T&G' boarded effect to dado height. 1 Power point. Glazed double doors to

LOUNGE
18'9" x 12'9"
with smooth skimmed and coved ceiling. Double aspect. 2 PVCu double glazed windows. Dado rail. Door to the inner hall. 6 Power points. TV point. Feature fireplace incorporating an electric log effect stove on slate hearth. Provision for an inset wall mounted TV. PVCu sliding double glazed patio door to and overlooking the rear decked balcony.

INNER HALL
with 2 radiators. 'T&G' boarded effect to dado height. Plate rack. C/h thermostat control.

BUILT-IN AIRING/LINEN CUPBOARD OFF
with electric light. Double doors. Slatted shelving.

LIVING ROOM
11'0" x 8'8"
with boarded effect laminate flooring. Radiator. Wall mounted electric fire. PVCu double glazed picture window to rear. Dado rail. 2 Power points.

FITTED KITCHEN/DINING ROOM
'L' shaped with ceramic tiled floor. Part tiled walls. Double aspect. Recessed downlighting. 7 Power points plus fused point. Telephone point. Range of fitted base and eye level kitchen units incorporating an electric double oven, ceramic hob, canopied cooker hood and 1.5 bowl sink unit. Plumbing for dishwasher. PVCu double glazed windows to the rear and side. Opening to

UTILITY ROOM
11'4" x 6'6"
with ceramic tiled floor. Radiator. PVCu opaque double glazed window. 'Worcester' oil fired central heating combi boiler. Plumbing for washing machine. Access to loft space. PVCu part opaque double glazed door to side. Range of fitted base and eye level kitchen units to match the kitchen. Tiled splashback.

FAMILY BATHROOM
11'4" x 7'9"
with boarded effect vinyl floor covering. PVCu opaque double glazed window. Extractor fan. Radiator. Wall cupboard. 3 Piece suite in white comprising pedestal wash hand basin with tiled splashback, WC and panelled bath with tiled splashback. Part tiled shower enclosure with electric shower over.

FRONT BEDROOM 1
with PVCu double glazed window. Radiator. 4 Power points.

SIDE BEDROOM 2
with radiator. PVCu double glazed window. 2 Power points.

SIDE BEDROOM 3
9'3" x 8'4"
with radiator. PVCu double glazed window. 2 Power points.

MASTER BEDROOM 4
12'4" x 11'5" overall
with 6 power points. Radiator. PVCu double glazed bow window. Fitted wardrobes with 4 sliding mirrored doors. Dado rail. 2 Wall light fittings. Smooth skimmed and coved ceilings. Folding door to

EN-SUITE SHOWER ROOM
11'4" x 3'8" overall
with PVCu opaque double glazed window. Boarded effect vinyl floor covering. Radiator. Wall light. Extractor fan. 2 Piece suite comprising WC and pedestal wash hand basin with tiled splashback. Tiled shower enclosure with fitted seat, grab rail, electric shower over, curtain and rail.

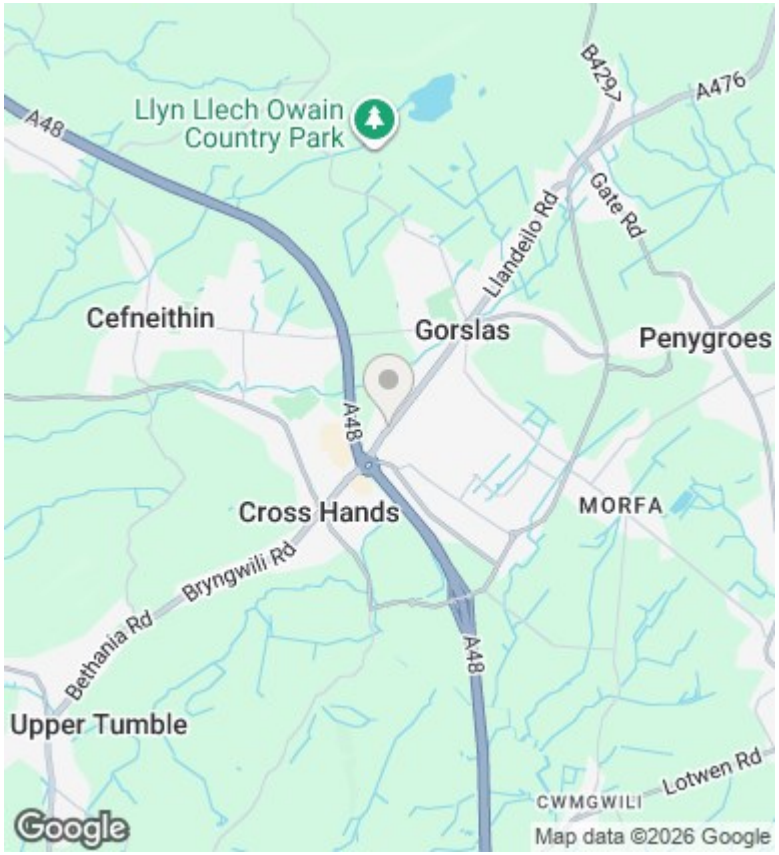
EXTERNALLY
Brick paved/tarmacadamed entrance drive that leads to the front and passes through the car port to the additional parking area and garage at rear. Front lawned garden with herbaceous border. Gated paved pathway to rear. To the side there is a railed balcony and paved sun terrace/drying area. Lawned garden abutting and to the rear of the garage. The gardens afford a good degree of privacy. OUTSIDE POWER POINTS and LIGHT. OIL STORAGE TANK.

RAILED BALCONY
12'0" x 8'0"
decked with loosely fitted artificial grass. Gate to the paved terrace.

DETACHED GARAGE
20'7" x 12'4"
concrete block built with an electronically operated roller door. 5 Power points.

ADJOINING STORE SHED
of timber framed construction.





Directions

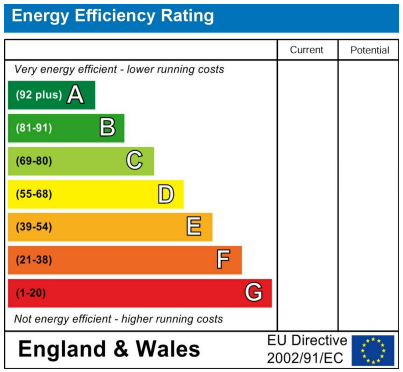
The property can be approached from Gorslas or the A48 direction. Off the A48 roundabout take the A476 Llandeilo/Gorslas exit (also signposted Aberglasney Gardens) adjacent to the 'KFC' and travel for approximately 200 yards continuing past the left hand turning for 'Heol Las' and the entrance to 'Clos y Dderwen' will be found on the left hand side opposite and just after 'Gwernllwyn' Care Home. Travel in to the cul-de-sac and the property will be found on your left hand side after the right hand bend.

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

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E



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