We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains electric, sewerage and water connected. Oil central heating. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'D'

WHAT3WORDS///react.colum.rise

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on AJS/SC/0826/OK

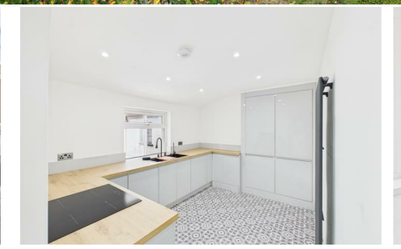
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
**Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,**

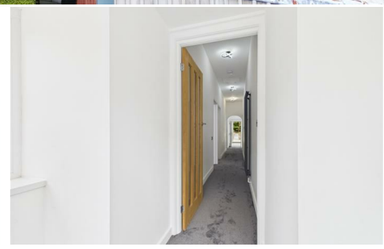
*COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London*

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655



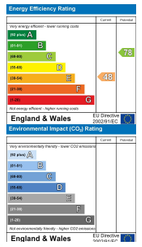
01554 759655
www.westwalesproperties.co.uk





# 19 Pontardulais Road, Cross Hands, Llanelli, SA14 6NT

- **Detached, Traditional "Turn-key" Bungalow**
- **Lounge & Spacious Sunroom**
- **Driveway With EV Charger & Detached Garage**
- **Convenient Village Location For Shopping Parks & M4 Link Pick-up**
- **Three Double Bedrooms**
- **Immaculately Presented With Attention To Detail**
- **Chain Free!**
- **EPC RATING E. COUCNIL TAX BAND D**

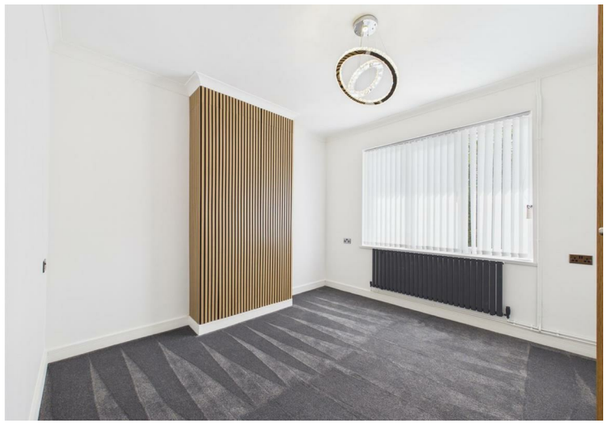


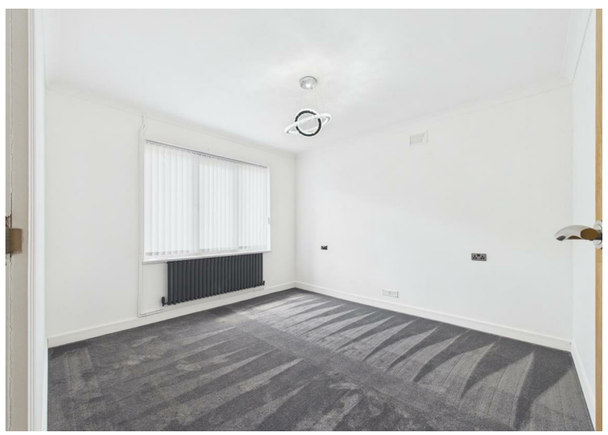

## Offers In Excess Of £280,000

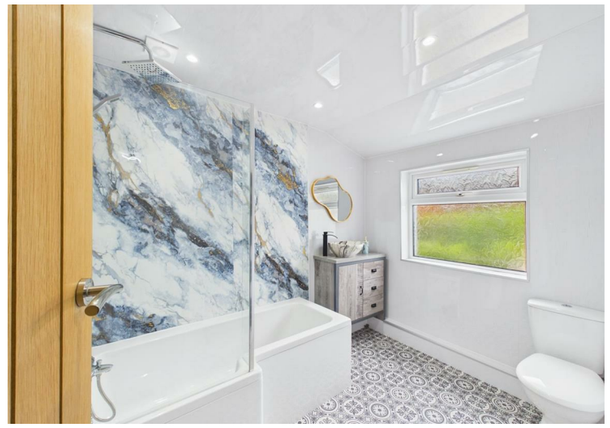
*COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London*

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

***The Agent that goes the Extra Mile***







Purchased not long ago by the current vendors, who transformed this run-down and tired bungalow into the modern, "turn-key" bungalow you see in front of us today! All that's left for the lucky buyers of this bungalow is to put their own little stamp on it with their furnishings. Situated on Pontardulais Road, Crosshands, this bungalow sits on a spacious plot that offers a driveway with an EV charger and a detached garage, as well as good-sized gardens to the front and rear. Attention to detail in every room, with exceptional finishes, makes this bungalow one to view! Don't just take our word for it, call us today on 01554 759655 to arrange your viewing, and you can see for yourself how pleasing the location, size and presentation are. EPC RATING E. COUNCIL TAX BAND D.

Accommodation comprises: Hallway, three double bedrooms, sunroom, lounge, kitchen, utility room and bathroom. Externally, a spacious and well-appointed plot that's perfectly positioned to enjoy the sun for the majority of the day. Driveway with EV charger that leads to a detached garage and two outbuildings, with the remainder of the rear garden laid to lawn.

## ..AGENTS VIEWING NOTES

***KEY INFORMATION*** Traditionally built property. Mains water, electricity, and sewerage connected—oil central heating. Council tax band D . The loft has a pull-down ladder and has been partially boarded with lighting—EV charger located at the side of the property. The workshop and garage have power and lights connected, and all outbuildings have asbestos roofs. Electric door fitted to the garage. Please remove shoes in the porch before viewing. For this location, according to Ofcom, the following information applies: Broadband availability - up to Ultrafast (1800 Mbps); Mobile availability - variable mobile phone coverage for all networks. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.
WHAT2WORDS///react.colum.rise

## PORCH

## HALLWAY

## BEDROOM 1

## BEDROOM 2

## BEDROOM 3

## LOUNGE

## KITCHEN

## UTILITY ROOM

## BATHROOM

## CONSERVATORY

## OUTBUILDING 1/WORKSHOP

## OUTBUILDING 2

## DETACHED GARAGE

## DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.