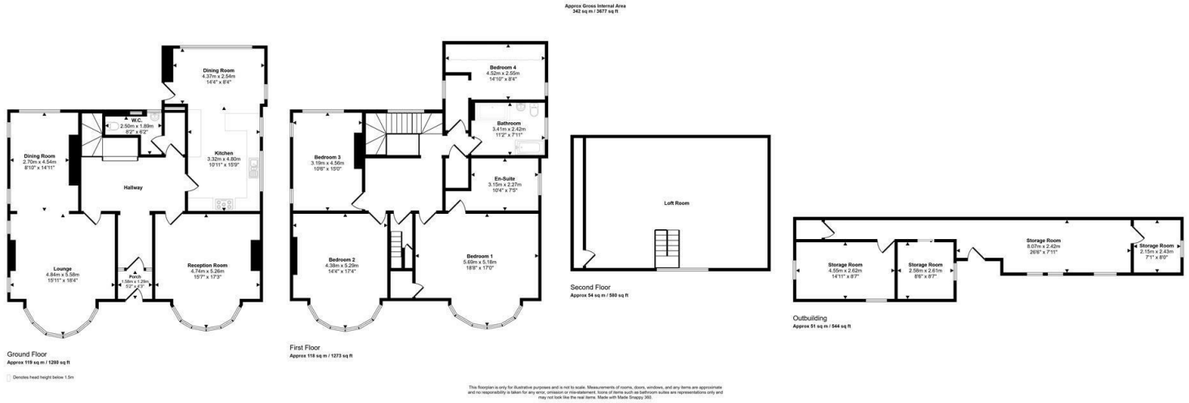

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'G'
HEATING: Oil

ref: CF /LLE / MAY/ 25/DRAFT

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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

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01267 236655
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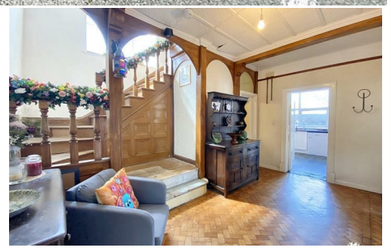
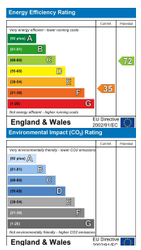


87 Carmarthen Road, Cross Hands, Llanelli, Carmarthenshire, SA14 6SU

- DETACHED HOUSE
- ATTIC ROOM
- DRIVEWAY PARKING
- CLOSE TO LOCAL AMENITIES
- HEATING - OIL
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- DETACHED OUTBUILDING/WORKSHOP
- GOOD TRANSPORT LINKS
- EPC RATING: F



£440,000

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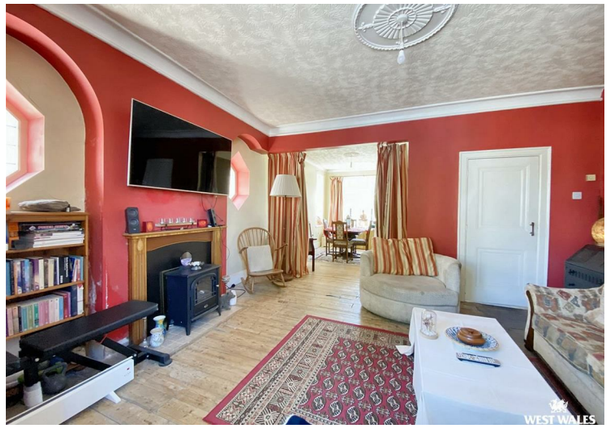
The Agent that goes the Extra Mile



A fantastic opportunity to purchase a distinctive four bedroom home in the sought-after village of Crosshands. With excellent access to the M4 and a layout that offers flexibility for family life or home business use, this property is packed with potential and charm.

Step inside to a striking entrance hall that immediately sets a welcoming tone. Two reception rooms provide plenty of options for relaxing or entertaining, while the open-plan kitchen and dining area forms the heart of the home—ideal for both everyday living and hosting. A cloakroom, W/C, and inner hallway add to the functionality of the ground floor.

Upstairs, there are four double bedrooms, with further development potential. A family bathroom serves this level, with the master bedroom offering space for en-suite shower room. The second floor offers a full attic room with head height and floor space that invites further development, subject to planning consent.

The front of the home is enclosed and driveway with capacity for multiple vehicles, including caravans or trailers. To the rear, the garden is mainly laid to lawn—ideal for children, pets, or outdoor entertaining—and includes a brick-built storage shed.

One of the standout features of this property is the outbuilding to the side, previously used as a veterinary practice. It has been adapted to include a utility area, a multi-use storage space —perfect for those running a business from home or in need of extra workspace.

This property combines character, flexibility, and practicality in a well-connected village setting. Whether you're looking for a forever home or a base with scope for work and lifestyle, this property is well worth a look.

DIRECTIONS

From Carmarthen, take the A48 towards Cross Hands. At the Cross Hands roundabout take the 5th exit onto Llandeilo Rd/A476. At the second set of traffic lights turn right onto Carmarthen Road. Follow the road, where the property is on the left hand side.
What/Three/Words:///heavy.frowns.knowledge

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