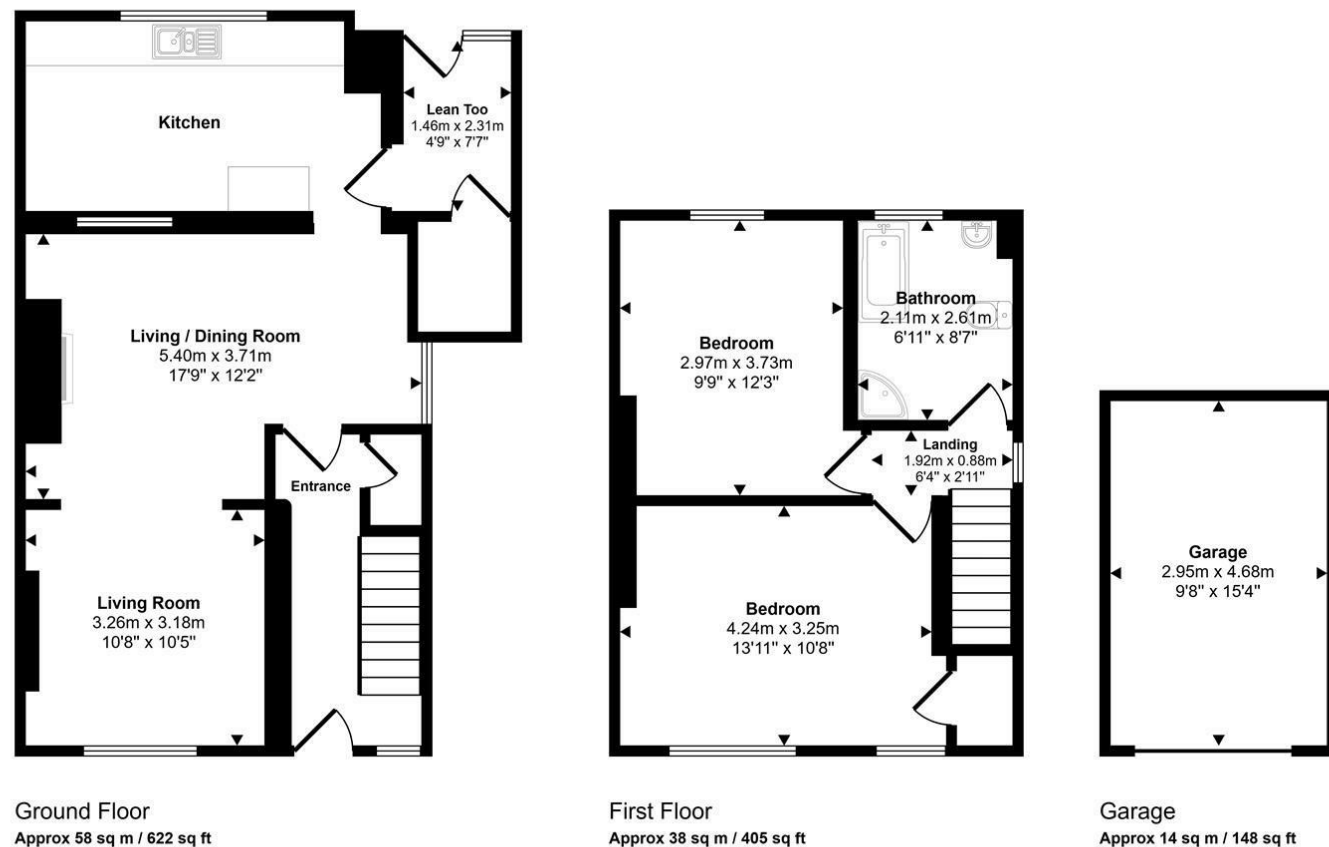


Approx Gross Internal Area  
109 sq m / 1176 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**GENERAL INFORMATION**

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.

TAX: Band D

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

CFP/REM/07/25/ OK EJJ

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655

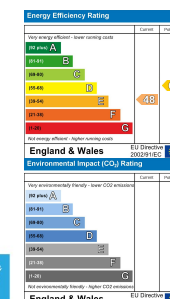


**37 Cross Hands Road, Gorslas, Llanelli, Carmarthenshire, SA14 6RR**

- DETACHED HOUSE
- REAR GARDEN
- CLOSE TO AMENITIES
- FIRST TIME BUYER OPPORTUNITY
- HEATING - OIL
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- GOOD TRANSPORT LINKS
- NO CHAIN
- EPC RATING - E

**O.I.R.O £160,000**

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



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk) TELEPHONE: 01267 236655

**The Agent that goes the Extra Mile**





A fantastic opportunity to purchase a two bedroom detached home in the sought-after village of Crosshands. The house would appeal to many whether you are looking for an investment, taking the first steps on the housing ladder or looking for a property to grow your family, this house has it all. Viewing is highly recommended to fully appreciate all this property has to offer.

While in need of some modernisation, this property offers the perfect canvas for new owners to put their personal touch on it and craft a home tailored to their preferences. The accommodation briefly comprises; an entrance hall, open plan living / dining room and kitchen. Upstairs offers two double bedrooms and family bathroom.

Externally the property benefits from off road parking for one vehicle to the front. To the rear the property benefits from a single garage and low maintenance rear garden, provides a great space for relaxing during those summer months.

Contact us today to arrange your viewing and take the first step towards owning this fantastic home.



#### DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 1st exit onto A40, At Pensarn Roundabout, take the 2nd exit onto A48, At Cross Hands Roundabout, take the 1st exit onto Llandeilo Rd/A476, Continue to follow A476, The property will be on the right. What3Words Reference; ///identity.daylight.dives

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.