



2 Poplar Court, Llanelli, Carmarthenshire SA14 6NB
£79,995

Located in Poplar Court, Cross Hands, Llanelli, this delightful park home offers a unique opportunity for comfortable living in a serene environment. With two well-proportioned bedrooms, this property is ideal for individuals seeking a peaceful retreat. The home features a welcoming reception room, perfect for relaxation and entertaining guests. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout. The bathroom is conveniently located, ensuring ease of access for all residents. Living in this park home allows you to enjoy the tranquillity of the surrounding landscape while still being within reach of local amenities and transport links. Cross Hands is known for its friendly community and offers a range of shops, schools, and recreational facilities nearby. With its appealing location and comfortable living spaces, this park home is sure to attract interest. Do not miss the chance to make this lovely property your new home. Council Tax Band - B, Tenure - Leasehold



Porch

Access via uPVC double glazed entrance door, storage cupboard housing boiler

Lounge 16'11 x 15'2 approx (5.16m x 4.62m approx)

uPVC double glazed windows to side and front, two radiators, electric fireplace

Kitchen 10'10 x 9'6 approx (3.30m x 2.90m approx)

A fitted kitchen comprising of wall and base units with complimentary worksurface over, electric oven and four ring hob with extractor fan over, stainless steel sink with mixer tap and drainer, plumbing for washing machine, space for fridge freezer, uPVC double glazed entrance door and window to side.

Inner Hall

Radiator, airing cupboard with shelving

Bedroom One 9'5 x 8'1 approx (2.87m x 2.46m approx)

uPVC double glazed window to side, radiator, built in wardrobes.

Bedroom Two 9'7 x 6'9 approx (2.92m x 2.06m approx)

uPVC double glazed window, built in wardrobes, radiator.

Bathroom 6'8 x 5'6 approx (2.03m x 1.68m approx)

A three piece suite comprising of panelled bath with shower attachment, pedestal sink, low level W.C., radiator, uPVC double glazed window to side.

External

Oil Tank, driveway which provides Off Road Parking, garden to the side and rear. There is also a communal car park at the entrance to site for visitors and access to the site is via an electronically controlled barrier.

Tenure

We are advised the tenure is Leasehold
Annual Ground Rent is £173.61 (this is reviewed every January and if an increase is necessary it is approximately £3)

Council Tax Band

We are advised the Council Tax Band is B

Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. **NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 542 sq.ft. (50.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

Made with Metropix © 2025