



**39 Heol Bryngwili, Cross Hands, Llanelli, SA14 6LU**

**Offers in the region of £410,000**

We are delighted to offer for sale this deceptively spacious detached house, situated on the edge of the growing centre of Cross Hands within easy access of the A48/M4 motorway. The property has been modernised in recent years and offers the following accommodation: Ground floor: entrance hall, study/bedroom 4, lounge, kitchen with dining area, utility room, cloak room and garage. First floor: 3 double bedrooms (one with ensuite bathroom) and family shower room. The property benefits from oil central heating, uPVC double glazing, attached garage, off road parking for 4+ cars and good size rear garden. Viewing is highly recommended.

## Ground floor

Double glazed composite door with glazed side panel into

## Entrance hall



with stairs to first floor, radiator, coved ceiling, porcelain tiled floor and under stairs cupboard.

## Study/Bedroom 4

8'0" x 5'11" (2.45 x 1.82)



with porcelain tiled floor, radiator, coved ceiling and uPVC double glazed window to front.

## Lounge

22'11" into bay x 11'10" (6.99 into bay x 3.61)



with porcelain tiled fireplace with multi fuel fire, 3 radiators, engineered oak floor, coved ceiling, uPVC double glazed bay window to front and uPVC double glazed patio doors to rear.

## Kitchen with dining area

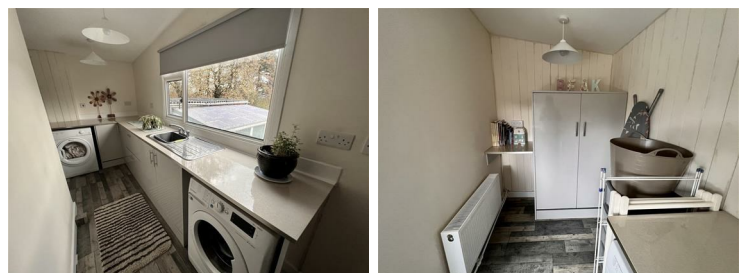
20'8" x 32'6" (6.31 x 9.93)



with range of modern base and wall units, single bowl single drainer sink unit with mixer taps, 5 ring induction hob with extractor over and built in double oven, integrated dishwasher, part tiled walls, porcelain tiled floor, radiator, coved ceiling, down lights, uPVC double glazed window to rear and uPVC double glazed patio doors to rear.

## Utility Room (U shaped)

18'5" max x 15'0" max (5.63 max x 4.59 max)



with range of base units, stainless steel

single drainer sink unit with mixer taps, plumbing for automatic washing machine, space for tumble dryer, laminate floor, radiator, uPVC double glazed window to rear and stable door to rear.

### En Suite

6'3" x 12'11" (1.92 x 3.94)



with low level flush WC, pedestal wash hand basin, walk in shower with mains shower, panelled bath with shower attachment, part tiled walls, laminate floor, modern upright radiator, coved ceiling and uPVC double glazed window to rear.

### Cloakroom

5'3" x 4'7" (1.61 x 1.42)



with low level flush WC, vanity wash hand basin with cupboard under, tiled walls, laminate floor, coved ceiling, downlights and radiator.

### Bedroom 2

12'9" into bay x 11'11" (3.89 into bay x 3.64)



with radiator, laminate floor, coved ceiling and uPVC double glazed bay window to front.

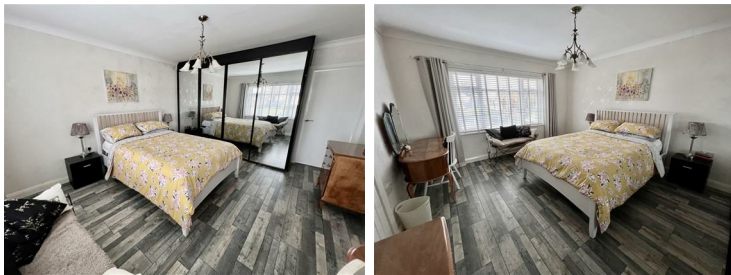
### First floor

#### Landing

with hatch to roof space, laminate floor, double airing cupboard with hot water cylinder, coved ceiling and uPVC double glazed window to front.

#### Bedroom 1

14'8" x 12'10" (4.48 x 3.93)



with fitted mirror fronted wardrobes, laminate floor, radiator, coved ceiling and uPVC double glazed window to front.

### Bedroom 3

9'10" x 11'11" (3.02 x 3.64)



with radiator, laminate floor, fitted wardrobes, coved ceiling and uPVC double glazed window to rear.

### Shower Room

8'9" x 7'9" (2.69 x 2.37)



with low level flush WC, vanity wash hand basin with cupboard under, walk in shower enclosure with electric shower, tiled walls, laminate floor, radiator and uPVC double glazed window to rear.

### Outside



Gravelled parking for several cars to front. Side pedestrian access either side of the property to enclosed car garden with lawned area, paved patio raised decking area, 2 block built store sheds. Small pond with bridge over. External oil boiler providing domestic hot water and central heating.

### Garage

18'8" x 15'2" (5.69 x 4.63)

with power and light connected electric roller shutter door.

Working area 3.37 x 3.69.

### Services

Mains water, electricity and drainage.

### Council Tax

Band E.

### Directions

From the main A48 roundabout take the exit for Cross Hands. Proceed through the first set of traffic lights to the next set of lights at the Cross Roads. Proceed straight over the lights into Heol Bryngwili and number 39 will be located on the left hand side as you start to climb the hill, located by our For Sale board.

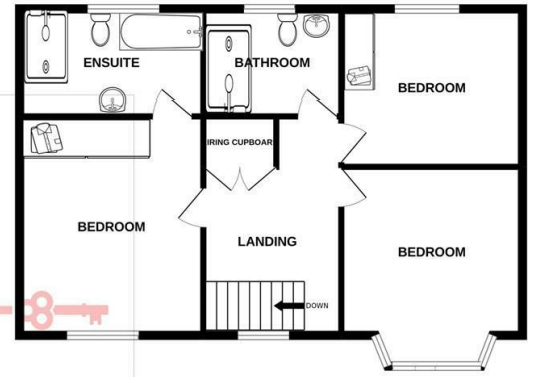
### NOTE

All internal photographs are taken with a wide angle lens.

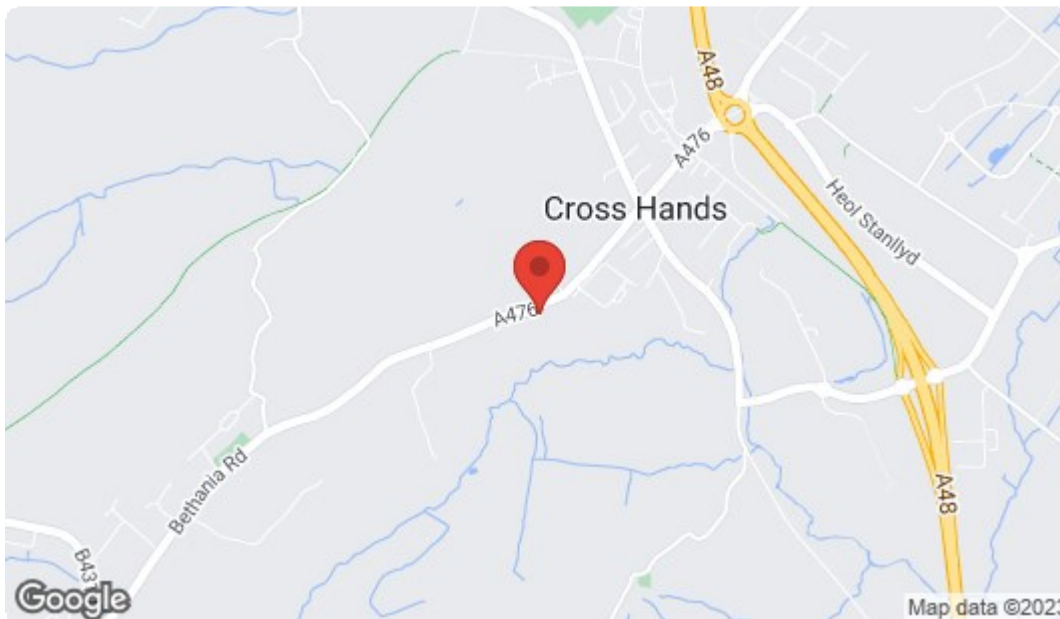
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>71</b>
	<b>46</b>	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.