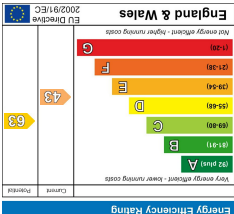
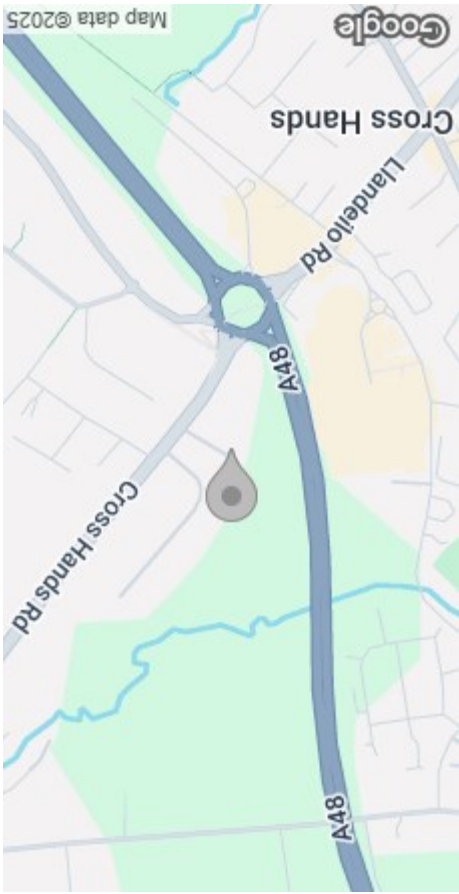


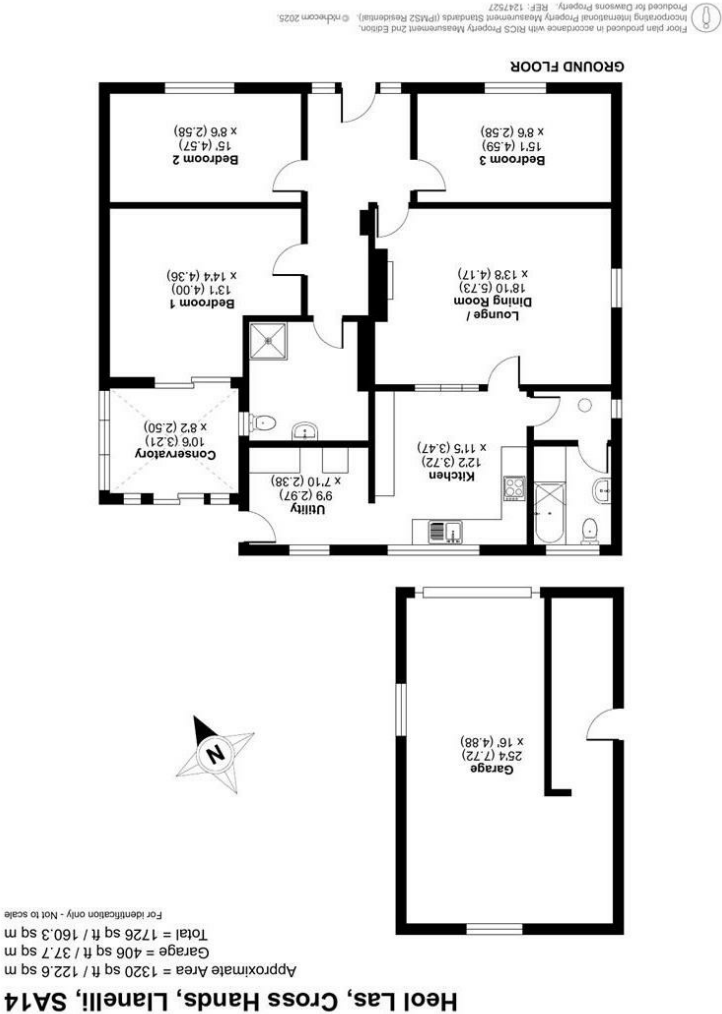
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



3 Heol Las

Cross Hands, Llanelli, SA14 6RG

Offers Around £250,000



GENERAL INFORMATION

Nestled at the end of a lane on Heol Las, Cross Hands, Llanelli, this detached bungalow offers a wonderful opportunity for those seeking a peaceful retreat with convenient access to local amenities and major transport links, including the M4 and A48. Set on a generous plot, the bungalow presents a blank canvas for potential buyers to infuse their personal touch and style. While the property is in need of updating, it offers a fantastic opportunity to create a home that reflects your individual taste and preferences. This extended three-bedroom property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The layout is thoughtfully designed, featuring a family bathroom and a separate shower room, catering to the needs of modern living. Additionally, there is ample parking with a detached garage, ensuring convenience for residents and guests alike. This bungalow is perfect for families, retirees, or anyone looking to enjoy the benefits of single-storey living in a serene environment. With its prime location and potential for transformation, this property is not to be missed. Embrace the chance to make this bungalow your own. THE PROPERTY IS CURRENTLY ON TWO TITLE DEEDS WITH THE LAND REGISTRY ANY POTENTIAL PURCHASERS REQUIRING A MORTGAGE SHOULD DISCUSS THIS WITH THEIR LENDER Freehold=Council Tax Band D=EPC-E

FULL DESCRIPTION

- Entrance
- Hallway
- Lounge with Dining Room
18'9" x 13'8" (5.73m x 4.17m)
- Kitchen
12'2" x 11'4" (3.72m x 3.47m)
- Utility Room
9'8" x 7'9" (2.97m x 2.38m)
- Bedroom One
13'1" x 14'3" (4.00m x 4.36m)
- Bedroom Two
14'11" x 8'5" (4.57m x 2.58m)
- Bedroom Three
15'0" x 8'5" (4.59m x 2.58m)



- Conservatory
10'6" 8'2" (3.21m 2.50m)
- Shower Room
- Bathroom
- External
- Detached Garage
25'3" x 16'0" (7.72m x 4.88m)

Material/Additional Information
THE PROPERTY IS CURRENTLY ON TWO TITLE DEEDS WITH THE LAND REGISTRY ANY POTENTIAL PURCHASERS REQUIRING A MORTGAGE SHOULD DISCUSS THIS WITH THEIR LENDER

Asbestos products may have been used in the coating to the ceilings and walls up until 1984 when asbestos products used in artex ceased. However, there is no guarantee asbestos was not used up until circa 1999 when asbestos containing materials were banned in the UK. – We advise you seek advice and carry out further checks from an Asbestos Accredited Specialist. You are advised to refer to Ofcom checker for mobile signal and coverage. Electric - YES: Water - YES - Welsh Water Broadband:

