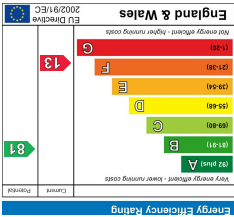
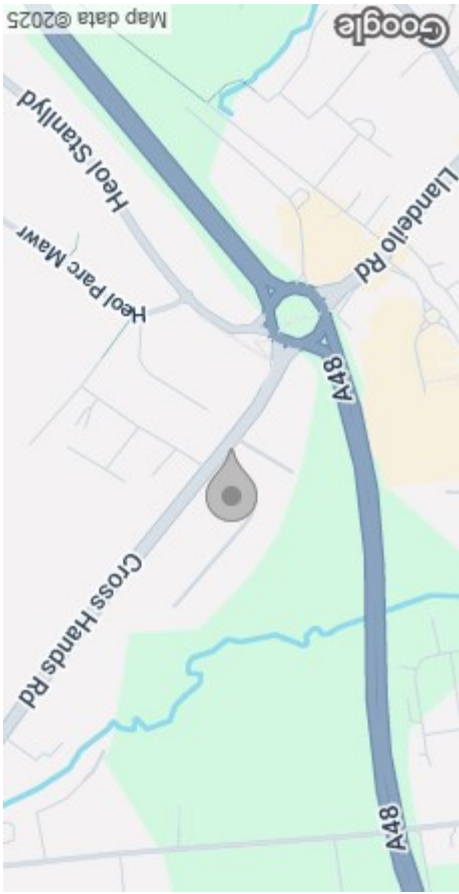


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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



### Cross Hands Road, Gorslas, Llanelli, SA14

### FLOOR PLAN



76 Cross Hands Road  
Gorslas, Llanelli, SA14 6RH  
Offers Around £250,000

3 1 1 G



GENERAL INFORMATION

This delightful detached bungalow in Gorslas, Llanelli, presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting three well-proportioned bedrooms, this property, though in need of modernisation, offers huge potential.

The reception room and bright conservatory are perfect for relaxation or entertaining guests. The layout of the bungalow promotes a sense of openness and warmth, making it an ideal setting for family gatherings.

The property features a generously sized, low-maintenance rear garden, providing ample space for children to play or to enjoy the sunshine. Additionally, the front garden adds to the property's curb appeal, while the large driveway ensures convenient off-road parking for multiple vehicles.

With the added benefit of two garages, there is plenty of room for storage or potential workshop space. This chain-free and vacant property allows for a smooth transition, making it an attractive option for those looking to move in without delay.

In summary, this three-bedroom detached bungalow on Cross Hands Road is a fantastic family home, offering both comfort and practicality in a desirable location. Don't miss the chance to make this lovely property your own.

FULL DESCRIPTION

Entrance

Hallway

Reception Room  
14'7" x 11'9" (4.47m x 3.60m)

Kitchen  
12'11" x 9'11" (3.96m x 3.03m)

Conservatory  
11'7" x 9'4" (3.54m x 2.85m )

Shower Room

Bedroom 1  
12'4" x 10'5" (3.78m x 3.19m)

Bedroom 2  
10'6" max x 10'2" max (3.22m max x 3.11m max )



Bedroom 3  
10'5" ma x x 9'6" max (3.19m ma x x 2.91m max )

Parking  
Large driveway.

Garage 1  
22'8" x 9'1" (6.91m x 2.77m )

Garage 2  
19'8" x 12'3" (6.01m x 3.74m )

Council Tax Band = D

EPC = G

Tenure  
Freehold

Services  
Heating System - Oil  
Oil, electricity, sewerage and water.  
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

