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ESTATE AGENTS









## 9 Tirydderwen, Cross Hands, Llanelli, SA14 6SZ

## Offers in the region of £315,000

- Well presented detached house
- 2 Reception rooms
- uPVC double glazing
- Off road parking
- Integral garage
- 3 bedrooms
- Oil central heating
- Solar Panels
- Enclosed rear garden
- Viewing highly recommended

## Ground floor

### Entrance hall
with stairs to first floor, radiator and coved ceiling.

### Open plan lounge
26'4" x 12'1" (8.04 x 3.69)



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

### Open plan Kitchen
9'6" x 20'0" (2.91 x 6.12)



with base and wall units, under the stairs cupboard, 4 ring electric hob with extractor over, integrated double oven, radiator, coved ceiling, uPVC double glazed window to rear and French doors opening to

### Conservatory
9'7" x 8'0" (2.93 x 2.45)



with polycarbonate roof, uPVC double glazed windows and French doors to rear.

### Utility
10'2" x 5'9" (3.10 x 1.77)



with base and wall units, one bowl stainless steel sink unit, plumbing for automatic washing machine, part tiled walls, radiator, coved ceiling, uPVC double glazed window to side and door to rear.

## WC
5'10" x 2'10" (1.78 x 0.88)



with low level flush WC, pedestal wash hand basin, part tiled walls, coved ceiling, radiator and uPVC double glazed window to front.

## First floor

## Landing



with hatch to roof space, coved ceiling and airing cupboard.

## Bedroom 1
18'9" x 10'1" (5.74 x 3.09)



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

## Ensuite
5'9" x 10'0" (1.76 x 3.07)



with low level flush WC, pedestal wash hand basin, shower cubicle with mains shower, tiled walls, radiator and uPVC double glazed velux windows to rear.

## Bedroom 2

11'8" (red to 7'6")x 15'5" (3.56 (red to 2.31)x 4.70 )



with radiator, coved ceiling and two uPVC double glazed windows to front.

## Bedroom 3

14'2" x 7'11" (red 5'8") (4.32 x 2.43 (red 1.74))



with radiator, coved ceiling and uPVC double glazed window to rear.

## Bathroom

5'7" x 7'1" (1.72 x 2.17)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachments, tiled walls, heated towel rail, coved ceiling and uPVC double glazed window to rear.

## Intergal garage

18'8" x 10'2" (5.70 x 3.10)

with power and light connected, up and over door and uPVC double glazed window to side.

## Outside



with lawned garden to front, side access leading to enclosed rear garden with paved patio area, pond, gravelled area, raised flower beds, mature shrubs and trees.

## Material Information

UTILITIES:

Electricity Supply: Mains
Water Supply:Mains
Sewerage:Mains
Heating:Oil central heating
Broad Band Speed: Download- 1800 Mbps, Upload- 220 Mbps
Mobile coverage: EE 80%, Three 78%, Vodafone 77%, O2 60%

2 owned solar panels providing domestic hot water.

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- Very low risk, Flooding from surface water and small watercourses- Very low risk
Rights and Easements:
Restrictions:

## Council Tax

Band D

## NOTE

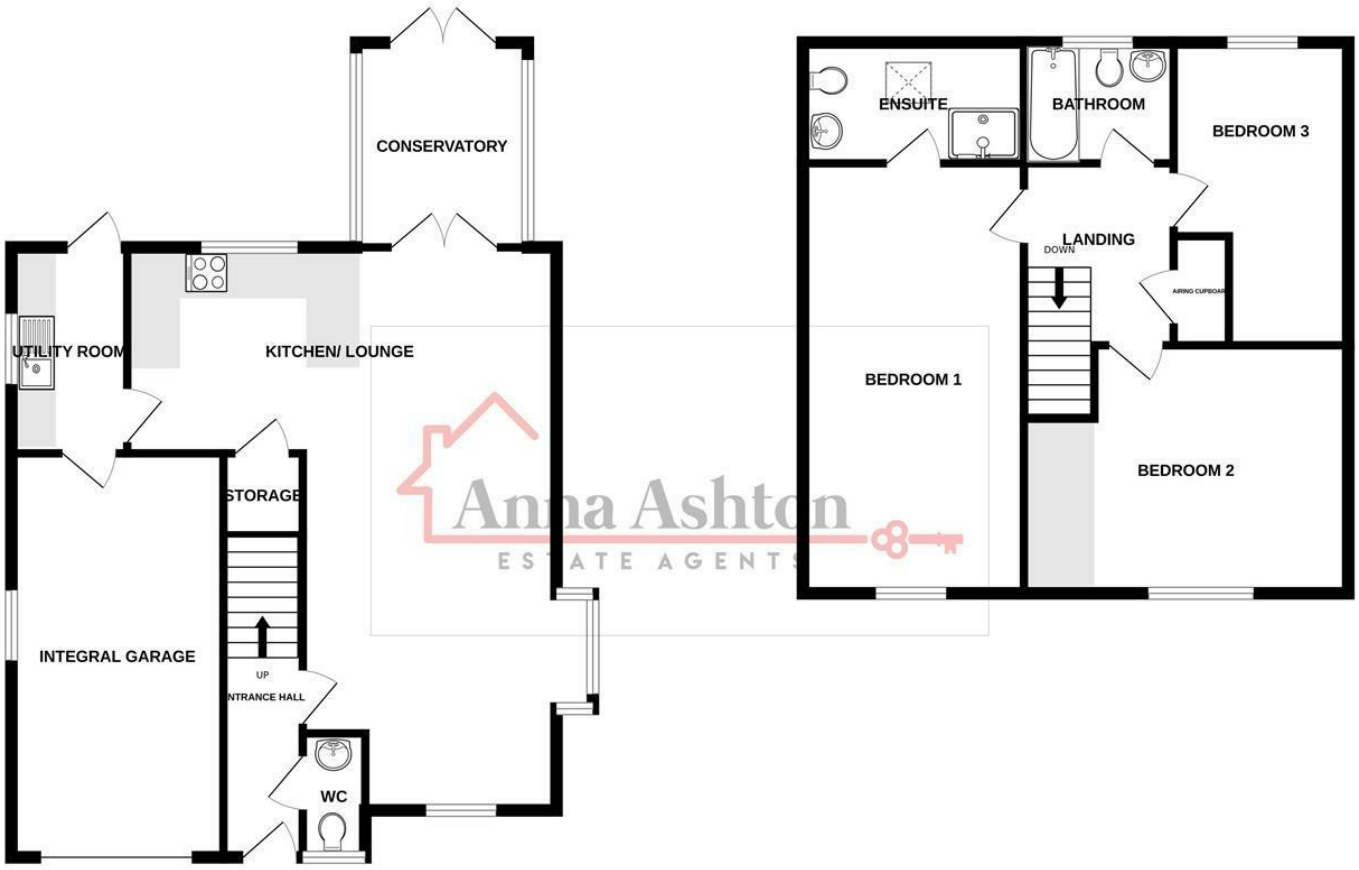
All photographs are taken with a wide angle lens.

## Directions

From the main roundabout in Cross Hands take the exit into the village and proceed through the first set of traffic lights. At the next traffic lights turn right and continue as far as the Cinema then turn left into Tirydderwen and the property can be found on the left hand side.

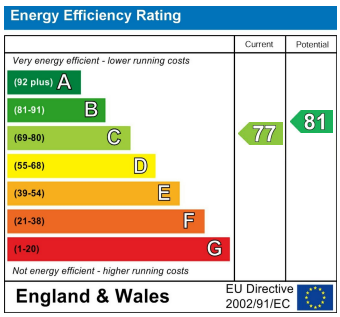
GROUND FLOOR

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