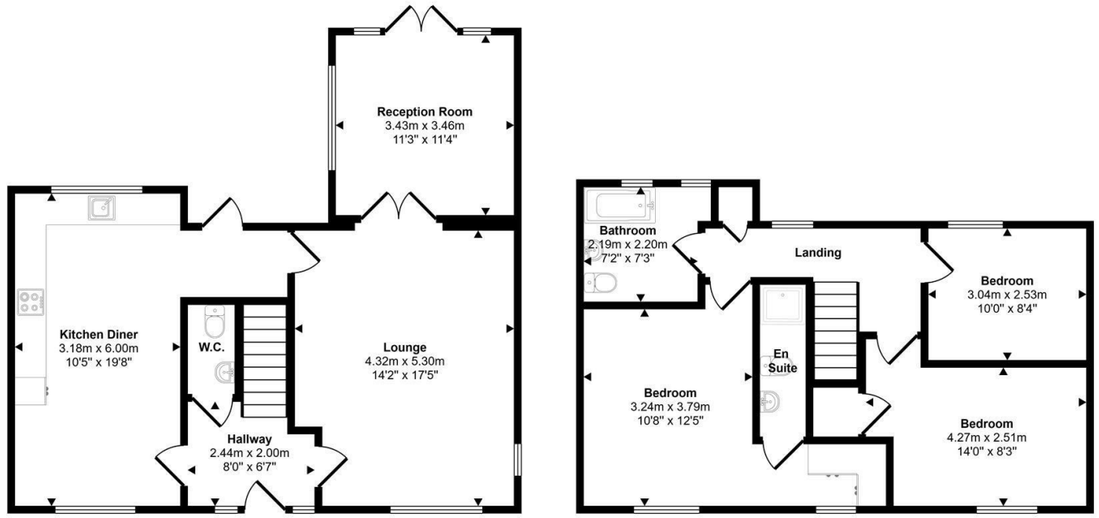
Approx Gross Internal Area
120 sq m / 1290 sq ft



Ground Floor
Approx 66 sq m / 713 sq ft

First Floor
Approx 54 sq m / 576 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION
VIEWING: STRICTLY BY APPOINTMENT ONLY via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/CFP/02/26 OK REM

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

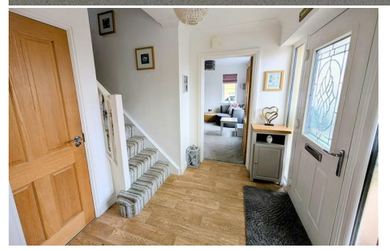
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

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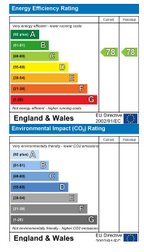






Tirydderwen Cross Hands, Cross Hands, Llanelli, SA14 6SZ

- DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- EN-SUITE TO MASTER BEDROOM
- CLOSE TO AMENITIES
- HEATING - OIL
- THREE DOUBLE BEDROOMS
- KITCHEN/DINER APPROX 6.00m x 3.18m
- OFF-ROAD PARKING AND GARAGE
- GOOD TRANSPORT LINKS
- EPC RATING - C



£325,000

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naea | propertymark PROTECTED
The Property Ombudsman

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

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A beautifully presented detached home located in the popular area of Cross Hands, offering well-balanced accommodation, excellent parking and an attractive garden — ideal for modern family living.

The property makes a great first impression, with off-road parking directly in front of the garage and an additional gravelled parking area at the front, providing room for multiple vehicles and making day-to-day living easy for busy households or visiting guests.

Inside, the home is thoughtfully laid out. An entrance hallway leads to the staircase and a convenient ground-floor WC. The kitchen diner (approx. 6.00m x 3.18m) forms the heart of the home, offering a sociable setting for cooking, dining and entertaining, with plenty of space for everyday family life. The lounge (approx. 5.30m x 4.32m) provides a comfortable main living area, ideal for relaxing or hosting. A further reception room to the front adds flexibility and can be used as a second sitting room, playroom, home office or dining room depending on your needs.

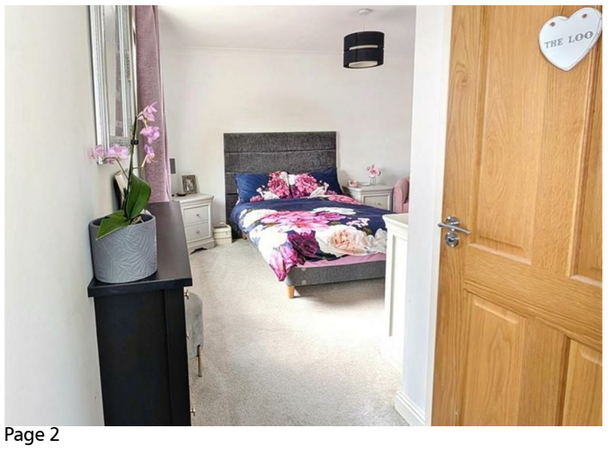
Upstairs, the landing leads to three double bedrooms and the family bathroom. The main bedroom benefits from its own en-suite shower room, creating a private and practical retreat. The remaining bedrooms are versatile and suit children, guests or home working equally well.

Outside, the rear garden is designed for both enjoyment and ease of maintenance, featuring a patio area perfect for outdoor dining alongside a lawned section, ideal for children, pets or simply unwinding.

A ready-to-move-into detached home with presentation, flexibility and excellent parking in a sought-after Cross Hands location — early viewing is highly recommended.











DIRECTIONS

From our office in Dark Gate, Carmarthen, Head towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 1st exit onto A40, At Pensarn Roundabout, take the 2nd exit onto A48, At Cross Hands Roundabout, take the 5th exit onto Llandeilo Rd/A476, Turn right onto Carmarthen Rd, Turn left onto Tir Y Dderwen, The property will be on your right. What3Words Reference; ///silent.coarser.roadblock

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.