



- NEW DETACHED HOUSE. OIL C/H.
- PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE LOCAL SHOPS AND SERVICES ON 'GORSLAS SQUARE'.
- HALF MILE CENTRE OF CROSS HANDS, A48 DUAL CARRIAGEWAY AND BUSINESS PARK.
- 3 BEDROOMS (OF DOUBLE PROPORTIONS). 2 WC's.
- LIGHT AND AIRY ACCOMMODATION.
- 1 MILE LLYN LLECH OWAIN COUNTRY PARK.
- 5 MILES AMMANFORD.
- 12.5 MILES CARMARTHEN AND LLANELLI.

**Rosedale,
No. 29 Cross Hands Road, Gorslas,
Llanelli SA14 6RR**

**£290,000 OIRO
FREEHOLD**

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



A most conveniently situated very well presented **NEW (2024) 3 BEDROOMED DETACHED HOUSE** built to a timber framed design situated fronting onto the 'Cross Hands Road' within a short level walk of the local facilities and services on 'Gorslas Square', is within half a mile of 'Ysgol Gynradd Gorslas' and Cross Hands/A48/Business Park, is within 4.5 miles of the M4 Motorway at Pont Abraham, is within 8 miles of the Towy Valley town of Llandeilo and is located some 12.5 miles of both the town of Llanelli and the readily available facilities and services at the centre of the County and Market town of Carmarthen. The town of Ammanford being approximately 5 miles distant.

OIL C/H with thermostatically controlled radiators. **NO FORWARD CHAIN.**

ALUMINIUM GREY PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIA AND SOFFIT.

SMOOTH SKIMMED CEILINGS. BRUSHED STEEL POWER POINTS AND LIGHT SWITCHES.

DOMESTIC SPRINKLER SYSTEM. THE FITTED CARPETS ARE INCLUDED.

CANOPIED ENTRANCE PORCH with PVCu part opaque double glazed entrance door to

RECEPTION HALL 15' (4.57m) in depth with boarded effect LVT flooring. 2 Power points. Mains smoke alarm. Upright panel radiator. Staircase to first floor. Understairs storage cupboard.

SEPARATE WC with PVCu opaque double glazed window. Radiator. Extractor fan. Recessed downlighting. Boarded effect LVT flooring. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath and tile effect splashback. Wall mirror.

LOUNGE 14' 10" x 10' 8" (4.52m x 3.25m) with boarded effect LVT flooring. Double aspect. 2 PVCu double glazed windows. TV point. Mains smoke alarm. 10 Power points. Radiator.

FITTED KITCHEN/DINING/LIVING ROOM 18' 9" x 15' 7" (5.71m x 4.75m) overall 'L' shaped with boarded effect LVT flooring. Mains smoke alarm. 2 Upright panel radiators. C/h thermostat control. 12 Power points plus fused points. USB charger port. PVCu double glazed double French doors to and overlooking the rear garden. Recessed downlighting to the kitchen area. Range of fitted base and eye level kitchen units incorporating a sink unit, integrated fridge, freezer, dishwasher, ceramic hob, cooker hood and electric oven all with soft close doors/drawers. PVCu double glazed window overlooking the rear garden.

UTILITY ROOM 7' 8" x 6' 5" (2.34m x 1.95m) with boarded effect LVT flooring. Radiator. C/h timer control. Recessed downlighting. Extractor fan. Electricity consumer unit. Mains smoke alarm. 'Worcester' oil fired central heating boiler. Range of fitted base and eye level units to match the kitchen incorporating a sink unit. 2 Power points. PVCu opaque double glazed door to side.



Ground Floor



Floor 1

FIRST FLOOR

LANDING with mains smoke alarm. 2 Power points. Access to loft space. Double glazed 'Velux' window to the stairwell.

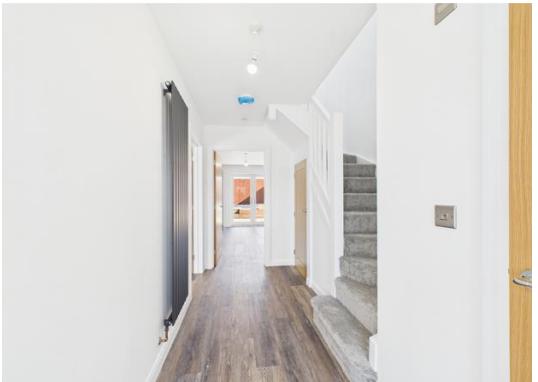


BUILT-IN AIRING/LINEN CUPBOARD with radiator. Slatted shelving.

REAR BEDROOM 1 11' 8" x 9' 2" (3.55m x 2.79m) with radiator. PVCu double glazed window. 8 Power points. TV point. Part sloping ceiling.

REAR BEDROOM 2 14' 11" x 9' 2" (4.54m x 2.79m) with TV point. 8 Power points. Part sloping ceiling. PVCu double glazed window. Radiator.

FAMILY BATHROOM 9' 1" x 6' 8" (2.77m x 2.03m) with vinyl floor covering. Recessed downlighting. Extractor fan. Tile effect waterproof panelled walls. Towel warmer ladder radiator. Bathroom mirror. 3 Piece suite in white comprising wash hand basin with storage drawer beneath, WC and panelled bath. Quadrant shower enclosure with plumbed-in dual head shower over and sliding shower door.



FRONT BEDROOM 3 15' 2" x 8' 4" (4.62m x 2.54m) with PVCu double glazed window with a view. Radiator. 8 Power points. TV point. Part sloping ceiling.

WALK-IN WARDROBE OFF 6' x 3' 3" (1.83m x 0.99m) with hanging rail. Radiator. Part sloping ceiling.

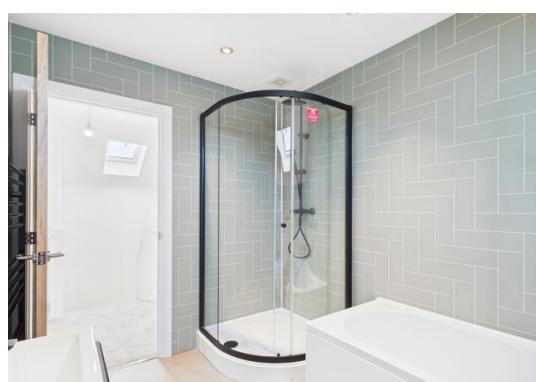
EXTERNALLY

Tarmacadamed entrance drive providing ample private car parking. Close boarded fenced decoratively stoned front garden. Paved pathways to the front and either side. 9' (2.74m) Wide gated/paved stone garden to one side. Rear paved sun terrace with a short of flight steps up to a close boarded fenced decorative slate rear garden. **OIL STORAGE TANK** on enclosed concreted base. **Outside power points, light and water tap.**



STORE SHED housing the water storage tank for the sprinkler system.







DIRECTIONS: - From the **roundabout** in the **centre of Cross Hands** take the '**Cross Hands Road**' towards '**Gorslas Square**'. Continue for **approximately half a mile** along and the property will be found on the **right hand side opposite** and **just before** the turning for '**Bryn Mwyn**'.

ENERGY EFFICIENCY RATING: - B (86).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0350-3532-8090-2125-8935.

SERVICES: - Mains electricity, water and drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND C 2025/26 = £1,928.84p. **Oral enquiry only.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

15.05.2025 - REF: 7038