





Overview

Cysgoed Yr Onnen is an attractive detached dormer bungalow having recently been updated throughout, set within its own private grounds extending to 1/2 acre, positioned in a semi elevated position with commanding views over the surrounding countryside and Black Mountains, yet being moments from the A48 /M4 corridor.

The large village of Cross Hands lies 2.5 miles to the north, being home to an excellent range of amenities and services, whilst the A48 dual carriageway lies within 500 meters to the east, providing excellent road links along the M4 corridor and to nearby towns of Carmarthen and Ammanford.



GROUND FLOOR

Entrance Hall/Snug: 4.99m x 4.15m (16' 4" x 13' 7")

Entrance door. Gas burner with fireplace surround. Carpet flooring. Vaulted ceiling. Stairs to first floor.

Living Room: 7.53m x 4.79m (24' 8" x 15' 9")

Log burner stove with stone surround. Bay window to the front. Vaulted ceiling.

Kitchen – breakfast room: 3.52m x 4.09m (11' 7" x 13' 5") & 4.03m x 2.70m (13' 3" x 8' 10")

Base and wall units with Range gas cooker, integrated sink and dish washer, with breakfast bar. Window to front. Window to rear and door to rear.

Utility Room: 1.59m x 1.57m (5' 3" x 5' 2")

Base unit with Belfast sink. Plumbing for washing machine and tumble dryer. Attic latch.

Cloakroom: 1.22m x 1.55m (4' 0" x 5' 1")

W.C. Wash Hand Basin. Consumer unit.

Snug/Lounge: 2.29m x 5.73m (7' 6" x 18' 10")

Electric fireplace. Windows to front and rear opening into: **Sun/Dining Room:** 3.93m x 3.33m (13' 1" x 10' 11")





Step down to Internal Hall:

Family Bathroom: 3.68m x 2.39m (12' 1" x 7' 10")

Free standing roll top bath. Shower cubicle. W.C. Wash Hand Basin. Towel rail. Airing cupboard housing the hot water tank.

Master Bedroom: 3.34m x 3.59m (10' 11" x 11' 9")

Window to rear. Carpet flooring. Built in storage cupboards. Opening in to:

Sun Room: 2.30m x 2.87m (7' 7" x 6' 9")

Bedroom 2: 3.24m x 3.30m (10' 8" x 10' 10")

Built in storage. Carpet flooring. Window to side.

Bedroom 3: 3.47m x 2.47m (11' 5" x 8' 1")

Built in storage cupboards with rail and draws. Windows to the side and window to rear. Carpet flooring. Currently utilised as a Dressing Room.

Airing cupboard





Gardens & Grounds

The property is approached via a tarmacadam driveway entrance leading to an island turning area with ash tree centre, to the front of the property itself with parking for multiple vehicles and a detached garage.

The garage is of a concrete block construction under a pitched tiled roof with electric up and over door, extending to 5.75m x 4.44m (18' 10" x 14' 7").

The property is surrounded by landscaped grounds extending to approx. half an acre in total with footpaths, surrounding the property with a number of patio and seating areas, to include a covered pergola and BBQ area with wall mounted extractor hood, extensive lawn grounds, borders, shrubs, bushes, vegetation, all contained within a predominantly private tree lined boundary.



Further Information

Tenure

We understand that the property is held on a Freehold basis.

Energy Performance Certificate

EPC Rating D (55).

Services

We understand the property benefits from mains electricity and mains water supply. Oil fired central heating system with external Worcester boiler. Private drainage supply.

Council Tax Band

Band F - approx, £2,958.27 per annum for 2024 - 2025 for Carmarthenshire County Council.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

What 3 Word / Post Code

pesky.glaze.domestic / SA14 6DG

Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP. Tel: 01267 234567

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department. Planning Services, Civic Offices, Crescent Road, Llandeilo, Carmarthenshire SA19 6HW. Tel: 01267 234567

Agent Note

A 35 acre equestrian holding adjoins the property as is available by separate negotiation outlined in Red on Sales Plan. Please Contact Agent for further information.

Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Method of Sale

The property is offered For Sale by Private Treaty at a Guide Price of £550,000.

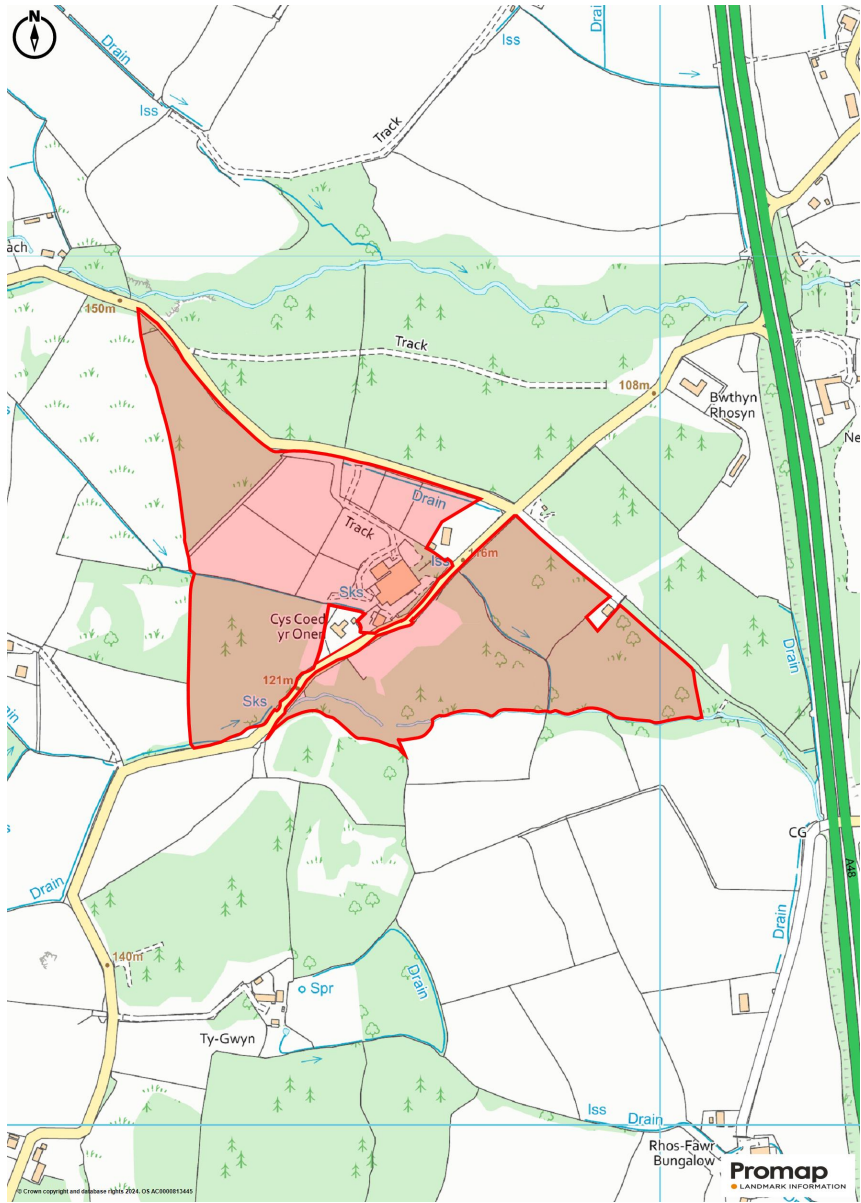
Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners. Please contact Carmarthen office for further information - 12 Spilman Street, Carmarthen SA31 1LQ. Tel: 01267 612021 or email: rhys.james@reesrichards.co.uk

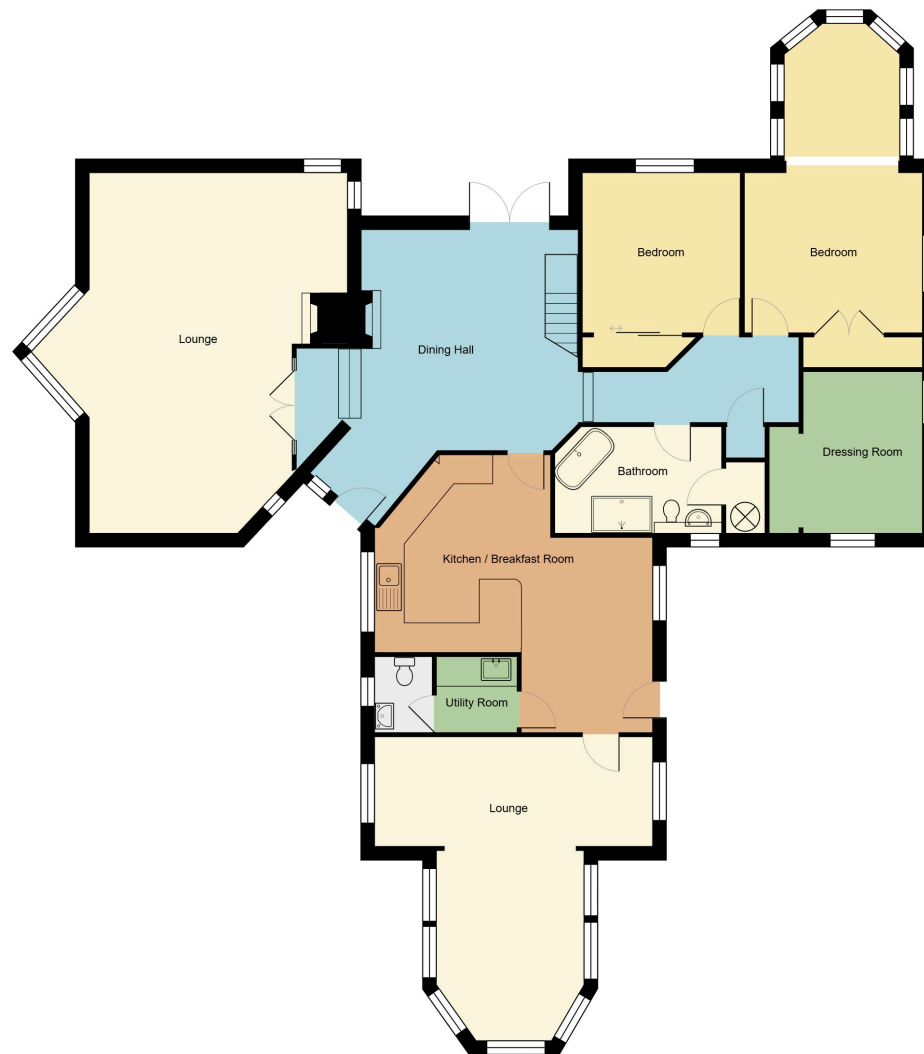
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Location and Situation Plans

For identification purposes only



Floorplan



Cysgod Yr Onnen, Cross Hands, Llanelli, SA14 6DG
All measurements are approximate and for display purposes only.





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