

NEW PRICE



**111 Carmarthen Road,
Cross Hands SA14 6TD**

Offers over £295,000

12 Acre Small Holding Suitable For Various Uses
Ideal For Yard Potential Long Term Planning
3 Bedroom Bungalow In Need Of Renovation

NT/KH/55391/170717

DESCRIPTION

Of interest to builders, speculators and investors. A 12 acre holding suitable for various uses including yard long term planning potential or equally suitable for equestrian purposes or similar. The property has a 3 bedroom detached bungalow in need of modernisation. Various out buildings including work shops and garage. Property benefits from 12 acres of land in one convenient block to the rear of the property. There is a potential plot to the side of the main residence and they may have some long term potential for planning be it residential or commercial use subject to the necessary planning consents. Situated on the edge of Cross Hands in a popular location. Cross Hands is steadily growing in size and conveniently situated for Carmarthen, Llanelli and Swansea. M4 motorway is 6 miles distance at Pont Abraham.

KITCHEN

19'2 x 6'7 (5.84m x 2.01m)
Entered via double glazed door, fitted with a range of wall and base units with worktops over, stainless steel sink unit with single drainer, electric oven and grill, 4 ring hob with extractor

hood, tiled floor, radiator, double glazed window to side, door to;

LIVING ROOM

12' x 11'7/9'3 (3.66m x 3.53m)

Bay window to side, radiator, door to;

FRONT HALLWAY

Radiator, doors to;

WALK-IN STORAGE / DRESSING ROOM

9'1 x 3'10 (2.77m x 1.17m)

Opaque double glazed window to side, radiator.

BEDROOM 2

12' x 9' (3.66m x 2.74m)

Bay window to front, radiator, two store cupboards.

BEDROOM 3

12'10/10'6 x 9' (3.91m x 2.74m)

Bay window to front, radiator.

BATHROOM

8'10/7'1 x 6'8 (2.69m x 2.03m)

Airing cupboard incorporating radiator, store cupboard, WC, wash hand basin, radiator, tiled walls, opaque double glazed window to side.

BEDROOM ONE

10'9 x 10' (3.28m x 3.05m)

Double glazed window to side, radiator.

ADJOINING STORE ROOM

20'6 x 17'2 (6.25m x 5.23m)

Entered via side entrance doorway,

opaque double glazed window to rear, two radiators, oil boiler which runs the central heating and hot water system.

EXTERNALLY

SHED / WORKSHOP -

10'10 x 8'7, drive by from the main road leads up to a gravelled parking and turning area, garden laid to lawn to the front of the property.

Outbuildings include a

STORE SHED

of corrugated asbestos construction, **STORE**

SHED of corrugated iron construction, **GARAGE /**

WORKSHOP,

CORRUGATED IRON -

26' x 17'3, STORE

SHED and **CONTAINER**

to the yard. Beyond the yard is a 12 acre block of land divided into 3 conveniently sized paddocks being level and laid to mature pasture. It should be noted that the existing vendors will have a 20% uplift / clawback on the land which will have a duration of 50 years. This clawback condition will cover residential development on the land.

SERVICES

We are advised mains water, electricity, and drainage are connected to the property.

VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail carmarthen@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to
4:00pm

TENURE

We are advised that the
property is Freehold

GENERAL NOTE

Please note that all floor
plans, room dimensions
and areas quoted in
these details are
approximations and are
not to be relied upon.
Any appliances and
services listed on these
details have not been
tested.

DIRECTIONS

Take the A48 East
signposted for Cross
Hands, travel
approximately 10 miles.
At the main roundabout
in Cross Hands take the
turning off into Cross
Hands centre, at the
traffic lights, turn right
into Carmarthen Road.
Continue on this road
passing the doctors
surgery and cinema on
the left hand side. Carry
on for approximately 200
yards and pull into the
lay by on the left hand
side where the entrance
to the property will be
found identified by a
John Francis For Sale
board.

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