

*A brand new high end 3/4 bed roomed detached bungalow with parking and landscaped gardens.
Crosshands, South West Wales*



**Cysgod Y Deri, Black Lion Road, Crosshands, Llanelli,
Carmarthenshire. SA14 6SD.**

£395,000

REF: R/5004/LD

*** Brand new property - Due to complete early Spring 2026 *** A high end and sought after detached bungalow *** 3/4 bed roomed, 2 bathroomed accommodation *** High end fixtures and fittings completed to a very high standard *** High insulative qualities and low running costs *** Luxurious fitted kitchen and bathroom suites *** Benefiting from mains gas central heating, double glazing and good Broadband connectivity

*** Block paver driveway with parking for up to three vehicles *** Landscaped gardens with a large sandstone patio area *** Steps leading to level lawned areas *** Fine country aspect to the rear

*** Convenience on your doorstep - Sought after locality being close to Crosshands and the M4 Intersection *** 15 miles from Swansea, 12 miles from Carmarthen and 10 miles from Llanelli *** A rare and unrivalled opportunity *** Contact the Sole Selling Agents for further information



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CARMARTHEN
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Carmarthenshire, SA31 3AD
Tel:01267 493444
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LOCATION

The property enjoys a sought after position on the renowned Black Lion Road. It offers convenience whilst also privacy. The property is located 1 mile from Crosshands, being a highly popular conurbation, whilst also being only 15 miles from Swansea, 12 miles from Carmarthen, 10 miles from Llanelli and is within easy travelling distance to the M4 Corridor and is situated at the gateway to West Wales in a renowned location on the edge of South Wales locality.

GENERAL DESCRIPTION

A brand new property which is due for completion in early Spring 2026. The property will comprise of a 3/4 bedroomed, 2 bathroomed detached bungalow with high end fixtures and fittings throughout and a luxurious fitted kitchen and bathroom suites.

Externally it will provide a block paver driveway with parking for up to three vehicles, landscaped gardens with a large sandstone patio area and steps leading to level lawned areas with a fine country aspect to the rear.

THE ACCOMMODATION

Due to complete in early Spring 2026 the accommodation will offer more particularly the following.

RECEPTION HALL

Accessed via a UPVC composite front entrance door with side glazed panel.

BEDROOM 2

3.8m x 3.75m (12' 6" x 12' 4").



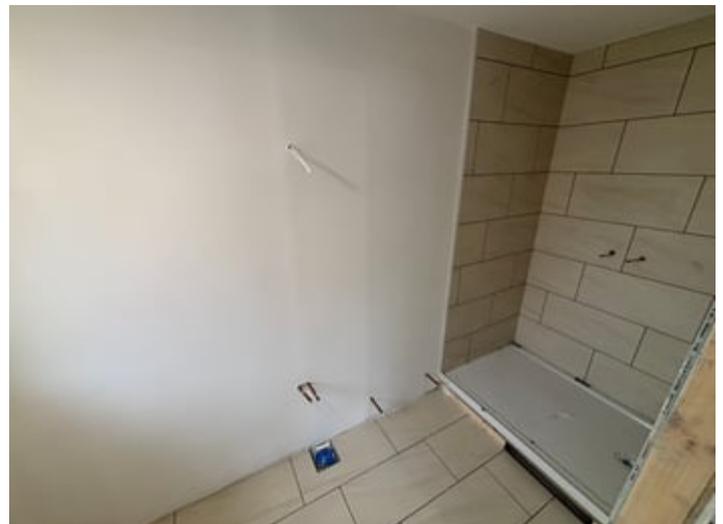
BEDROOM 1

3.7m x 4.6m (12' 2" x 15' 1").



EN-SUITE TO BEDROOM 1

A luxurious fully fitted suite. The photograph is an example of the Developer's previous work.



BEDROOM 3

3.3m x 2.57m (10' 10" x 8' 5").

**BATHROOM**

2.9m x 2.25m (9' 6" x 7' 5"). A luxurious fully fitted suite. The photograph is an example of the Developer's previous work.

**BATHROOM (SECOND IMAGE)****STUDY/BEDROOM 4**

2.9m x 3.2m (9' 6" x 10' 6").

**OPEN PLAN KITCHEN/DINER**

5.7m x 7.67m (18' 8" x 25' 2"). An extensive Family sized room having a stylish fitted kitchen with a full range of appliances and enjoying views and opening onto the rear patio area/garden.



KITCHEN/DINER (SECOND IMAGE)



EXTERNALLY

GARDEN

The garden will be landscaped to offer a large sandstone patio area with sleeper boundary and steps that will lead onto level lawned areas. The garden will enjoy fine rural views to the rear.

PARKING AND DRIVEWAY

A block paver driveway with parking for up to three vehicles.



FRONT OF PROPERTY



ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate and Floor Plan will be commissioned once the property has been completed.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain. Due to complete early Spring 2026.

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - To be confirmed once the property is completed.

MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Driveway. Private.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

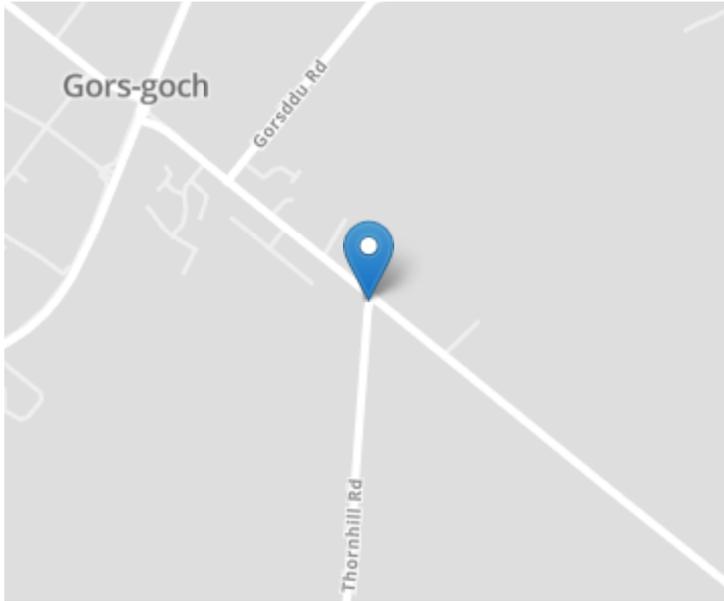
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

what3words will point you to where the properties lies on the map - pods.glad.wooden

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

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