



Cefneithin Road

Gorslas, Llanelli SA14 7HT

- Semi Detached Property
- Village Location, Close to Local Schools
 - Oil Central Heating
- CHAIN FREE. EPC:B
 - Outbuilding
- Three Bedrooms, Two Reception Rooms
 - Off Road Parking
- Shower Room and Family Bathroom
 - Solar Panels
- Viewing By Appointment

Asking Price £160,000 Freehold





Location

Description

Cymru Estates are pleased to offer For Sale A deceptively spacious and well presented three bedroom Semi Detached House in the village of Gorslas with the M4 corridor on its doorstep, ideally located for the secondary school, new local primary school and all local amenities. An ideal investment opportunity or for someone looking to put their own stamp on a family home. The property has the benefit of a good sized rear garden with an outbuilding, off road parking to the front, solar panels and oil central heating. The accommodation briefly comprises of Porch, Hallway, Two reception rooms, three bedrooms, shower room and family bathroom. EPC: B.

Porch

Tiled flooring, door leads to hallway.

Hallway

Feature door leads to hallway, Stairs to first floor, Storage Area, laminate flooring, radiator.

Reception One

11'8" x 10'1" approx
uPVC double glazed window facing front of property, radiator.

Reception Two

11'5" x 10'1" approx
uPVC double glazed window facing rear of property, radiator, feature electric fire with surround.

Kitchen Breakfast Room

11'11" x 11'5" approx
Fitted with a range of matching base and wall units, freestanding Rangemaster Professional with extractor fan above, stainless steel sink unit with drainer, freestanding oil Worcester boiler, tiled flooring, uPVC double glazed window facing side of property, uPVC stable door leads to side entrance, tongue and groove ceiling with spot lighting, radiator.

Utility Room

8'6" x 6'3" approx

Plumbing for washing machine, space for tumble dryer, space for fridge, space for freezer, plumbing for dishwasher, uPVC double glazed window facing rear of property, tiled flooring, extractor fan, walls part tiled, radiator.

Family Bathroom

8'6" x 5'2" approx

Fitted with a three piece suite comprising of low level W.C. Pedestal sink unit, corner bath with Electric Shower above, radiator, tiled flooring, tiled walls, extractor fan, airing cupboard with radiator, two uPVC double glazed obscure windows facing side of property.

Landing

Loft Access

Bedroom One

15'11" x 10'7" approx

Two uPVC double glazed windows facing front of property, laminate flooring, radiator.

Bedroom Two

11'1" x 10'1" approx

uPVC double glazed window facing rear of property, laminate flooring, radiator.

Bedroom Three

11'6" x 7'4" approx

uPVC double glazed window facing rear of property, laminate flooring, radiator.

Shower Room

7'4" x 4'10" approx

Fitted with a three piece suite comprising of low level W.C., vanity sink unit, Double Shower, feature towel radiator, tiled walls, tiled flooring, extractor fan, spot lighting.

External

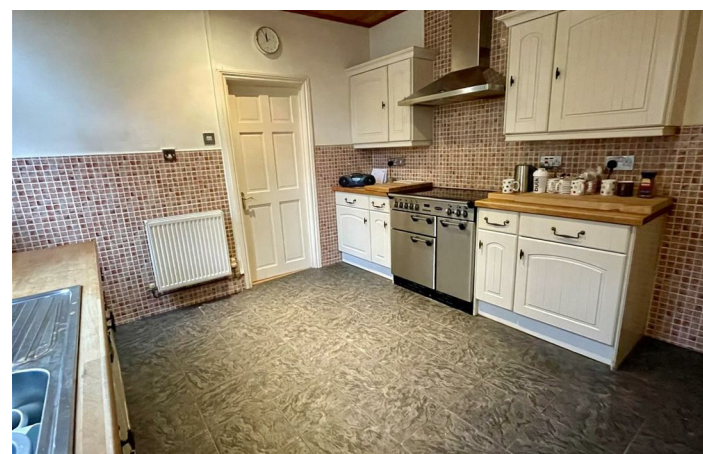
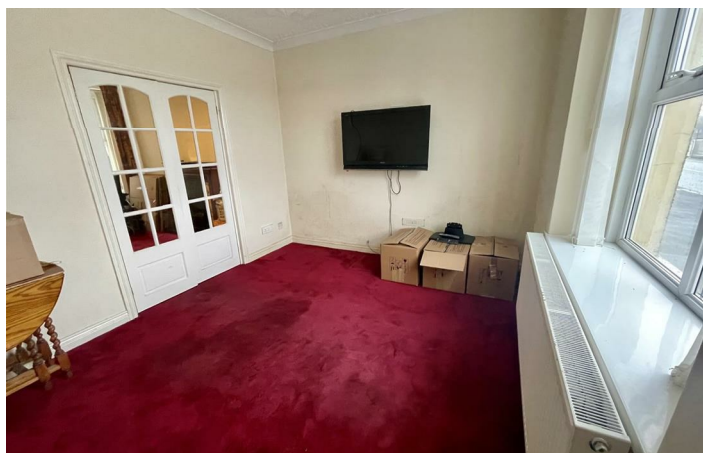
Hardstanding area for off road parking to front of property, side access leads to Court yard, Detached Outbuilding, Rear garden laid to lawn area, Oil tank, Greenhouse, shed.

Disclaimer

General information

viewing: By appointment with Cymru Estates.

Services: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).



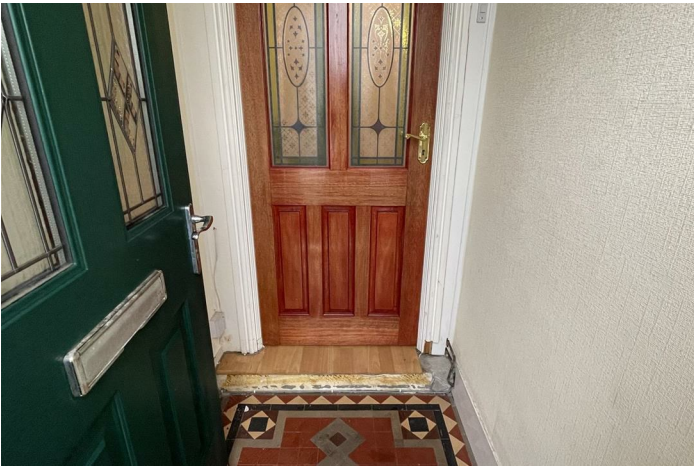
Important information: These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

Draft: These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.

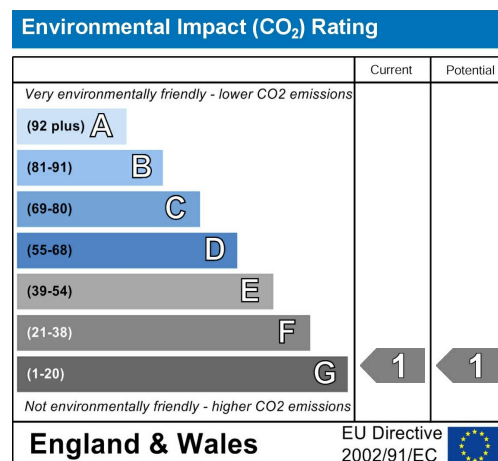
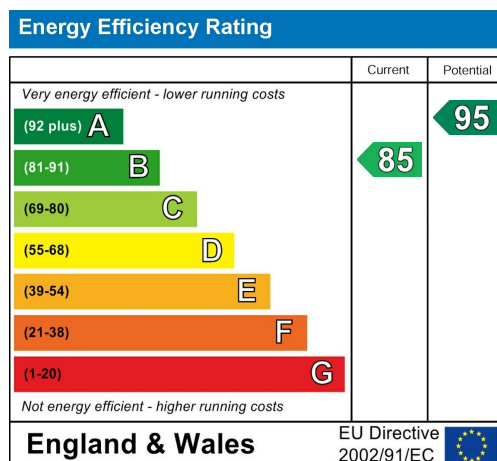








Local Authority Carmarthenshire
Council Tax Band B
EPC Rating B



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.