



## Cysgod Y Gors

Gorslas, Llanelli SA14 7NW

- Semi Detached Property
- Family Bathroom & En-suite
- Enclosed Rear Garden
  - EPC: A
  - Energy Efficient
- Three Double Bedrooms
- Off Road Parking To Front
- Easy Access to M4/A48
- Owner Owned Solar Panels
- Viewing Highly Recommended

**Asking Price £195,000 Freehold**





## Location

### Description

Cymru Estates are pleased to offer For Sale A modern, attractive, immaculately presented property in a convenient location with easy access to the M4 motorway and link roads via the dual carriageway with a connection at Crosshands. The Accommodation comprises of entrance porch, lounge, kitchen/diner, cloakroom, three bedrooms one with en-suite and a family bathroom. Externally the property has an enclosed rear garden and Off road parking to the front of the property. EPC Rating: A

### Porch

uPVC double glazed double doors and a ceramic tiled floor. Composite double glazed entrance door leading through to the lounge.

### Lounge

15'2" x 13'6" approx  
uPVC double glazed window facing front, wall mounted electric heater. staircase to first floor with under stairs storage cupboard.

### Kitchen/ Dining Room

17'2" x 10'7" approx  
Fitted with matching base and wall units with worksurface over, electric oven and hob with extractor hood over, space for fridge/ freezer, stainless steel sink with mixer tap and drainer, uPVC double glazed window facing rear and double doors to rear garden.

### Cloakroom

Fitted with a two piece suite comprising of pedestal wash hand basin, low level W.C., towel radiator. uPVC double glazed window to front with obscure glass, extractor fan, plumbing for washing machine and tumble dryer.

### Landing

Hatch to attic space, airing cupboard housing pressurized hot water cylinder with immersion.

### Master Bedroom

10'5" x 9'10" approx

uPVC double glazed window to front, wall mounted electric heater. Access to walk in wardrobe/ dressing room. Access to en-suite.

### En-suite

Fitted with a three piece suite comprising of pedestal wash hand basin, low level W.C., and shower cubicle, towel radiator. uPVC double glazed window to front with obscure glass, extractor fan.

### Bedroom Two

9'4" x 9'6" approx

uPVC double glazed window to rear, wall mounted electric heater.

### Bedroom Three

9'4" x 7'6" approx

uPVC double glazed window to rear, wall mounted electric heater.

### Family Bathroom

Fitted with a three piece suite comprising of pedestal wash hand basin, low level W.C., and paneled bath, towel radiator. uPVC double glazed window to front with obscure glass, extractor fan.

### Externally

Front: Tarmacadam driveway providing ample off road parking, gated side access.

Rear: Low maintenance enclosed garden with patio area and artificial grass, storage shed, tap, electric socket.

### 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

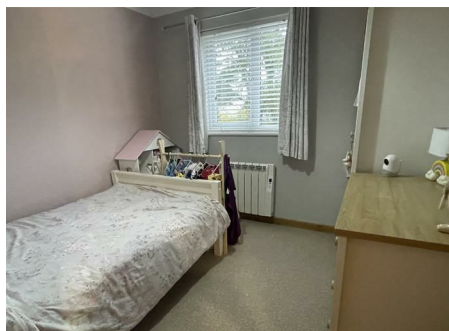


such as condition, views, gardens etc particularly if travelling distances to view.

#### 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 C  
 EPC Rating A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>93</b>	<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



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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.