



## Clos Maes Rhedyn

Gorslas, Llanelli SA14 6SG

- Semi Detached Property
- Kitchen/ Diner & Lounge
  - Off Road Parking
  - Village Location
  - Freehold
- Three Bedrooms
- Family Bathroom, En-Suite & Cloakroom
- CHAIN FREE
- EPC: C
- Featured Property

**Offers Over £209,950 Freehold**





## Location



## Description

Nestled in the charming village of Gorslas, you will find this modern semi-detached property. Offering a delightful blend of comfort and convenience with three well-proportioned bedrooms. The layout includes a spacious reception room, perfect for relaxation and entertaining, alongside a family bathroom and an en suite for added privacy and convenience. The property is in excellent condition, requiring nothing to be done, allowing you to move in and start enjoying your new home immediately. Its modern design and features make it a comfortable and stylish choice for any prospective buyer. Additionally, the property boasts good links to the M4, making it an excellent option for commuters. The village setting offers a peaceful lifestyle while still being within easy reach of local amenities and attractions. This home truly represents a wonderful opportunity for those looking to settle in a friendly community with all the modern conveniences at hand. CHAIN FREE. EPC: C

## Entrance Hallway

16'7" x 3'2" approx

Access via composite door, radiator, under stairs cupboard with plumbing for washing machine, staircase to first floor.

## Cloakroom

7'8 x 2'11" approx

Fitted with a two piece suite comprising of wall mounted sink and low level W.C., uPVC double glazed window to side with obscure glass, radiator.

## Lounge

16'1" x 10'6" approx

uPVC double glazed window facing front, radiator.



## **Kitchen/ Dining Room**

17'4" x 10'3" approx

Fitted with matching base and wall units with worksurface over, integrated fridge/ freezer, electric oven and microwave, four ring gas hob with extractor hood over, stainless steel sink with mixer tap and drainer, plumbing for dishwasher. uPVC double glazed window and double doors to rear garden.



## **Landing**

Storage cupboard housing water tanking, access to loft space, radiator.

## **Master Bedroom**

12'0" x 8'5" approx

uPVC double glazed window facing front, fitted wardrobe, radiator.

## **En-Suite**

Fitted with a three piece suite comprising of low level W.C., wall mounted sink and shower cubicle, extractor fan, heated towel rail.



## **Bedroom Two**

10'1" x 9'4" approx

uPVC double glazed window facing rear, radiator.

## **Bedroom Three**

10'7" x 7'0" approx

uPVC double glazed window facing rear, radiator.

## **Family Bathroom**

6'7" x 5'7" approx

Fitted with a three piece suite comprising of low level W.C., wall mounted sink and bath with shower over, extractor fan, heated towel rail, uPVC double glazed window facing front with obscure glass.



## **External**

Front: Designated parking for two cars, gated side access.

Rear: Patio area, lawn area, raised bedding.

## **Disclaimer**

General information

viewing: By appointment with Cymru Estates.

Services: Mains electricity, gas, 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.

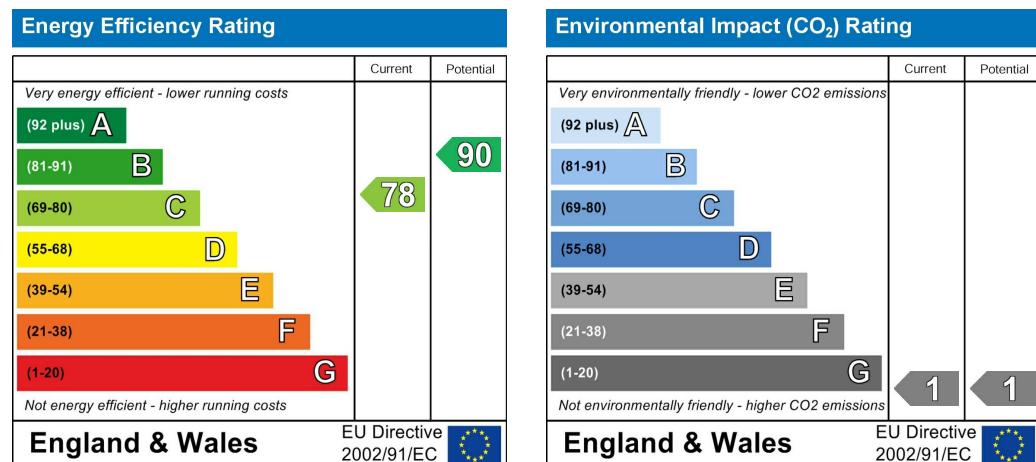
**Draft:** These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.











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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.