



## **Church Road**

Gorslas, Llanelli SA14 7NF

- Newly Renovated Throughout Property
  - Three Bedrooms
  - Two Detached Outbuildings
  - EPC: C. Freehold
  - M4 Junction 49 Road Links
- Semi Detached Property
  - Off Road Parking
  - Rear Garden Laid To Lawn
- Village Location With All Local Amenities
  - CHAIN FREE

**Asking Price £239,950 Freehold**







## Location

## Description

A newly renovated throughout charming Semi Detached property situated on Church Road in Gorslas, this delightful property presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The property features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the house benefits from parking space for two vehicles, a valuable asset in this desirable location.

Gorslas is known for its friendly community and convenient amenities, making it an ideal place to settle down. With easy access to local shops, schools, and parks, this home is perfectly positioned for both convenience and leisure.

This semi-detached house on Church Road is a wonderful opportunity to create lasting memories in a welcoming environment. Don't miss your chance to make this charming property your new home. CHAIN FREE. EPC:C.

## Porch

Access via composite door.

## Hallway

Stair case to first floor, understairs storage cupboard.

## Reception Room

21'4" x 10'5" approx

Two uPVC double glazed sliding sash windows facing front and rear, two radiators.

### **Kitchen Dining Room**

21'1" x 9'5" approx

Newly fitted kitchen comprising of matching base and wall units with worksurface over, integrated fridge/ freezer, dishwasher, electric oven and hob with extractor hood over, stainless steel sink with mixer tap and drainer. uPVC double glazed window facing side and double doors to rear garden with feature window.

### **W.C. Room**

Newly fitted two piece suite comprising of low level W.C., and wall mounted sink.

### **Landing**

Loft access with pull down ladder, radiator.

### **Bedroom One**

14'9" x 10'9" approx

Two uPVC double glazed sliding sash windows facing front, radiator.

### **Bedroom Two**

10'4" x 8'11" approx

uPVC double glazed sliding sash window facing rear, radiator.

### **Bedroom Three**

9'8" x 6'8" approx

uPVC double glazed sliding sash window facing rear, radiator.

### **Family Bathroom**

6'8" x 5'8" approx

Newly fitted three piece suite comprising of bath with shower over, vanity wash hand basin and low level W.C., uPVC double glazed window facing side with obscure glass.

### **Detached Outbuilding One**

Detached Outbuilding With Power and Lighting, uPVC double glazed bifolding door, two uPVC double glazed windows facing side of property.

### **Detached Outbuilding Two**

Detached outbuilding with uPVC double glazed door, uPVC double glazed windows facing side facing garden area.

### **External**

To Front: Off Road Parking, gated side access.

To Rear: Laid to lawn with patio area.

### **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**

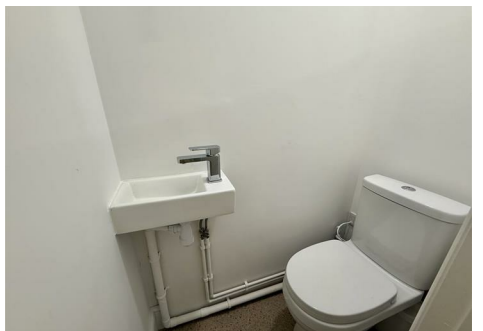
These details have been drafted on information provided by the seller and we are awaiting

confirmation that they are happy with these details, please check with our office.





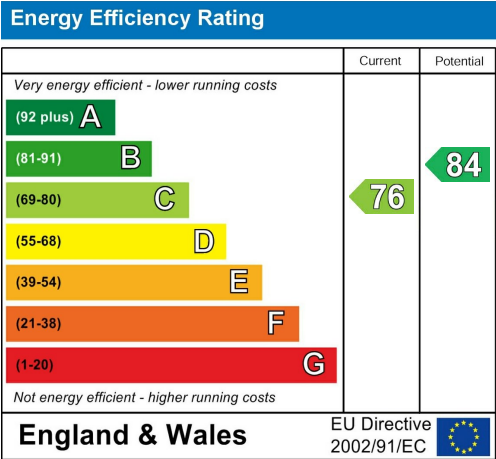








Local Authority Carmarthenshire  
 Council Tax Band C  
 EPC Rating C



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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.