



Clos Maes Rhedyn

Gorslas, Llanelli SA14 6SG

- Detached Property
- Family Bathroom & En-Suite
- Immaculately Presented Throughout
- Fitted Wardrobes To Master Bedroom & Bedroom Two
- EPC: C
- Four Bedrooms
- Garage With Off Road Parking with EV charger
- Bifold Doors Open Onto Rear Garden
- Village Location With All Local Amenities
- Freehold

Asking Price £285,000 Freehold





Location

Description

Nestled within the sought-after location in the village of Gorslas, this beautifully presented detached home offers an exceptional combination of space, style, and convenience. Immaculately maintained throughout, the property is ready to move straight into, making it an ideal choice for families or those seeking versatile living accommodation.

Boasting four generously sized bedrooms and two contemporary bathrooms, this attractive home provides comfortable and practical living space. The welcoming reception room offers the perfect setting for both relaxation and entertaining, while stylish bifold doors seamlessly connect the interior to the rear garden, creating an ideal space for indoor-outdoor living.

Conveniently positioned within easy reach of local amenities, the property enjoys the charm of village life without compromising on accessibility. Excellent transport links are close at hand, with M4 Junction 49 nearby, providing straightforward access to surrounding towns and cities.

Further benefits include an integral garage, off-road parking, and a freehold tenure. Combining modern comfort with a desirable location, this superb home presents an excellent opportunity for those looking to enjoy peaceful village living with everyday convenience. EPC:C

Entrance Hallway

Access via composite front door, staircase to first floor, radiator.

Lounge

16'5" x 10'10" approx
uPVC double glazed window facing front, electric fireplace, radiator.

Kitchen/ Dining Room

20'9" x 14'2" (approx)
Fitted with matching base and wall units with work surface over, integrated electric oven, microwave, dishwasher, fridge/ freezer, gas hob with extractor hood over and stainless steel sink. uPVC double glazed bifold doors to rear garden.

Utility Room

6'10" x 5'10" approx

Fitted with base units with work surface over, stainless steel sink, plumbing for washing machine and space for tumble dryer. uPVC double glazed door to rear garden.

Cloakroom

5'10" x 3'1" approx

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

Landing

Hatch to loft space, airing cupboard and storage cupboard.

Master Bedroom

16'8" x 10'10" approx

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

En-suite

7'3" x 6'5" approx

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

Bedroom Two

15'6" x 9'3" approx

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

Bedroom Three

12'2" x 7'11" approx

uPVC double glazed window facing rear and radiator.

Bedroom Four

11'4" x 7'5" approx

uPVC double glazed window facing rear and radiator.

Family Bathroom

7'11" x 6'11" approx

Fitted with a three piece suite comprises of low level W.C., pedestal sink and bath with shower over. uPVC double glazed window facing rear with obscure glass, heated towel rail.

Integral Garage With Off Road Parking

17'7" x 9'1" approx

Up & over door, power and lighting.



External

Front: Off road parking, side access, EV charger.

Rear: Patio areas, lawn area, ornamental chippings, summer house with electric.

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.





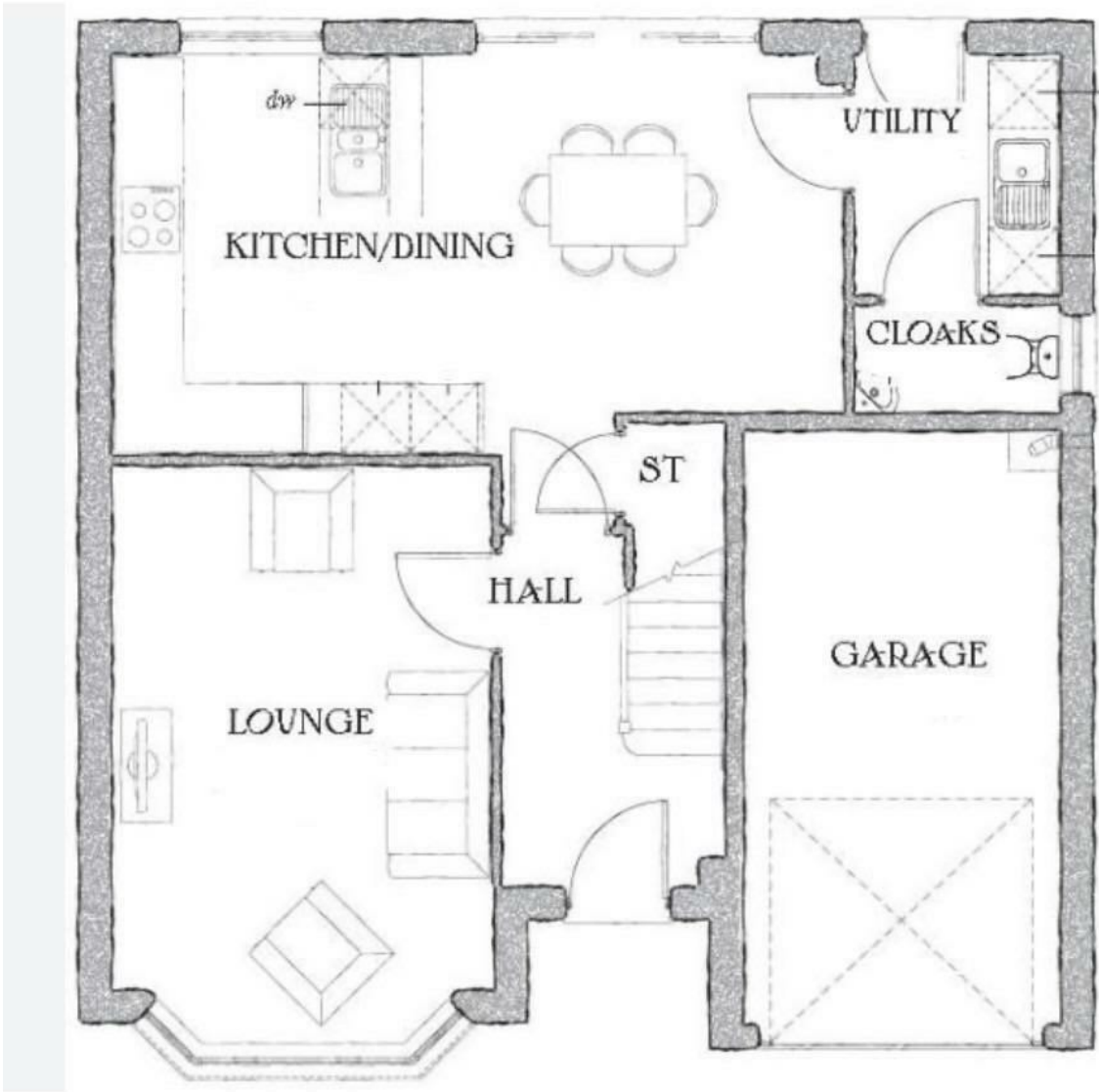




Local Authority Carmarthenshire
 Council Tax Band E
 EPC Rating C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.