



Cross Hands Road

Gorslas, Llanelli SA14 6RH

- Detached Bungalow
- Garage With Off Road Parking
 - CHAIN FREE
 - Village Location
 - Oil Central Heating
- Three Double Bedrooms
- Front And Rear Gardens
 - EPC:tbc
- M4 Junction 49 Location
- Viewing by Appointment

Asking Price £275,000 Freehold





Location

Description

Located in the village of Gorslas, this Detached bungalow on Cross Hands Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking a peaceful retreat. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The bungalow features a well-appointed bathroom, ensuring all your daily needs are met with ease. One of the standout features of this property is the generous parking space, accommodating up to several vehicles, along with a garage for additional storage or secure parking.

Set in a village location, this home is chain-free, making it an attractive option for those looking to move swiftly. The proximity to M4 junction 49 ensures easy access to nearby towns and cities, perfect for commuters or those wishing to explore the beautiful surrounding areas.

The front and rear gardens offer a lovely outdoor space, ideal for enjoying the fresh air or tending to your gardening interests. This bungalow presents a wonderful opportunity to embrace a relaxed lifestyle in a friendly community. Don't miss the chance to make this charming property your new home. EPC:tbc. CHAINFREE.

Hallway

21'10 x 9'6 narrowing to 5'11 approx
Approach via timber door into hallway, radiator, window to front with obscure glass, wardrobes.

WC Cloakroom

uPVC double glazed window to side with obscure glass, low level W.C .

Reception room

20' x 14'11 approx
Radiator, uPVC double glazed windows to the side and rear, brick fire place

Kitchen With Dining Area

21'4 x 15'1 approx

Fitted with a range of wall and base units with work surface over, Radiator, uPVC double glazed window to rear, uPVC door to rear with obscure glass, tiled floor, extractor, eye level electric oven and grill, 4 ring electric hob, space fir fridge freezer, plumbing for washing machine, ceramic sink 1.5 bowl, tiled over work surface, airing cupboard.

Bedroom One

13'5 x 12'10 approx

Radiator, uPVC double glazed window to side.

Bedroom Two

10'1 x 9'11 approx

Radiator, uPVC double glazed window to side, Fitted Wardrobe

Bedroom Three

10'2 x 10'2 approx

Radiator, uPVC double glazed window to side, fitted wardrobe.

Family Bathroom

7'11 x 7'10 approx

Fitted with a four piece suite comprising of panelled bath, low level W.C, pedestal wash hand basin, and shower unit, fully tiled walls, radiator, uPVC double glazed window to the side with obscure glass.

External Front

Gate leading to hard standing area giving off road parking with side access to rear, lawn area and shrubbery.

External Rear

Lid to lawn with patio area and mature shrubbery, garage with up and over door, cold water tap, oil tank.

Garage

With up and over door. Driveway.

Disclaimer

GENERAL INFORMATION: Viewings are strictly by appointment through Cymru Estates.

SERVICES: We understand that the property may benefit from mains electricity, gas, oil, water, sewerage, private drainage, LPG, or other private services, although these may vary from property to property. None of the services, systems, appliances, or equipment referred to in these particulars have been tested by Cymru Estates, and prospective purchasers should make their



own enquiries to satisfy themselves as to their condition, functionality, and compliance with current regulations.

IMPORTANT NOTICE: These particulars are intended to provide a fair description of the property for guidance only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, dimensions, and room sizes are approximate and should not be relied upon for flooring, furnishings, or other precise requirements. Any reference to fixtures, fittings, alterations, planning permissions, tenure, boundaries, condition, views, gardens, or outdoor space should be independently verified by the purchaser. Prospective purchasers are strongly advised to contact our office with any specific enquiries relating to the property before arranging to travel to view.

DRAFT PARTICULARS: These property details have been prepared using information provided by the seller and are subject to approval. They may be

amended or updated without notice. Please contact our office for the most up-to-date version.

FLOOR PLAN DISCLAIMER: Floor plans are provided for illustrative purposes only and are not to scale. Their accuracy is not guaranteed and they should be used as a general guide to the layout only. All dimensions shown are approximate and should not be relied upon for any purpose without independent verification.

PHOTOGRAPHS: Photographs, images, and virtual tours are provided for illustrative purposes only and may have been taken at a date prior to marketing. Items shown within photographs may not be included in the sale. Colours, finishes, and appearances may differ from those shown.

FIXTURES & FITTINGS: Items shown or mentioned within these particulars, including fixtures, fittings, appliances, and furnishings, are not necessarily included in the sale and should be confirmed separately by prospective purchasers.

LEGAL INFORMATION: Information relating to tenure, boundaries, rights of way, easements, restrictions, covenants, planning permissions, and building regulations should be verified by the purchaser's solicitor or legal adviser prior to exchange of contracts.









Local Authority Carmarthenshire
Council Tax Band E
EPC Rating

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.