



Cross Hands Road

Gorslas, Llanelli SA14 6RP

- Semi Detached Property
 - CHAIN FREE
- Off Road Parking & Enclosed Rear Garden
 - Village Location
 - EPC; E
- Newly Renovated To A High Standard
 - Four Bedrooms
 - Oil Central Heating
 - Freehold
 - Viewing By Appointment Only

Asking Price £239,950 Freehold





Location

Description

Nestled on the charming Cross Hands Road in Gorslas, this beautifully renovated semi-detached house offers a perfect blend of modern living and traditional comfort. With four bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining or relaxing with loved ones. The newly renovated interiors showcase high-quality finishes and a thoughtful design, ensuring a warm and welcoming atmosphere throughout the home. The layout is both practical and stylish, making it easy to adapt to your lifestyle needs.

Outside, the property features off-road parking, adding convenience to your daily routine. The location on Cross Hands Road offers a peaceful residential setting while remaining close to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a friendly community.

This semi-detached house is a rare find, combining modern renovations with practical living spaces. It is ready for you to move in and make it your own. Don't miss the opportunity to view this exceptional property in Gorslas. EPC: E. CHAIN FREE.

Porch

Access via uPVC double glazed door.

Entrance Hallway

Staircase to first floor, understairs storage cupboard, radiator.

Lounge

11'7" x 10'3" approx
uPVC double glazed window facing front, radiator.

Second Reception Room

10'7" x 10'4" approx
uPVC double glazed door to rear porch, radiator.

Kitchen

12'10" x 12'0" approx

Fitted with matching base and wall units with work surface over, electric oven, electric hob with extractor hood over, integrated dishwasher. uPVC double glazed window to side and door to rear porch.

Utility Room

12'2" x 4'6" approx

Base units with worksurface over, plumbing for washing machine, uPVC double glazed window facing rear.

Rear Porch

uPVC double glazed door to rear garden.

Landing

Radiator.

Bedroom One

9'2" x 8'1" approx

uPVC double glazed window facing front, radiator.

Bedroom Two

10'6" x 9'9" approx

uPVC double glazed window facing rear, radiator.

Bedroom Three

8'7" x 7'4" approx

uPVC double glazed window facing front, radiator, hatch to attic space.

Bedroom Four

9'1" x 8'9" approx

uPVC double glazed window facing side, radiator.

Family Bathroom

12'1" x 6'2" approx

Newly fitted four piece suite comprising of bath, double shower, low level W.C., and pedestal sink. uPVC double glazed window facing rear with obscure glass, radiator.

External

Front: Off road parking, right of way to rear garden.

Rear: Outbuilding, lawn area and decked area.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, gas, water and sewerage services. (The appliances at this



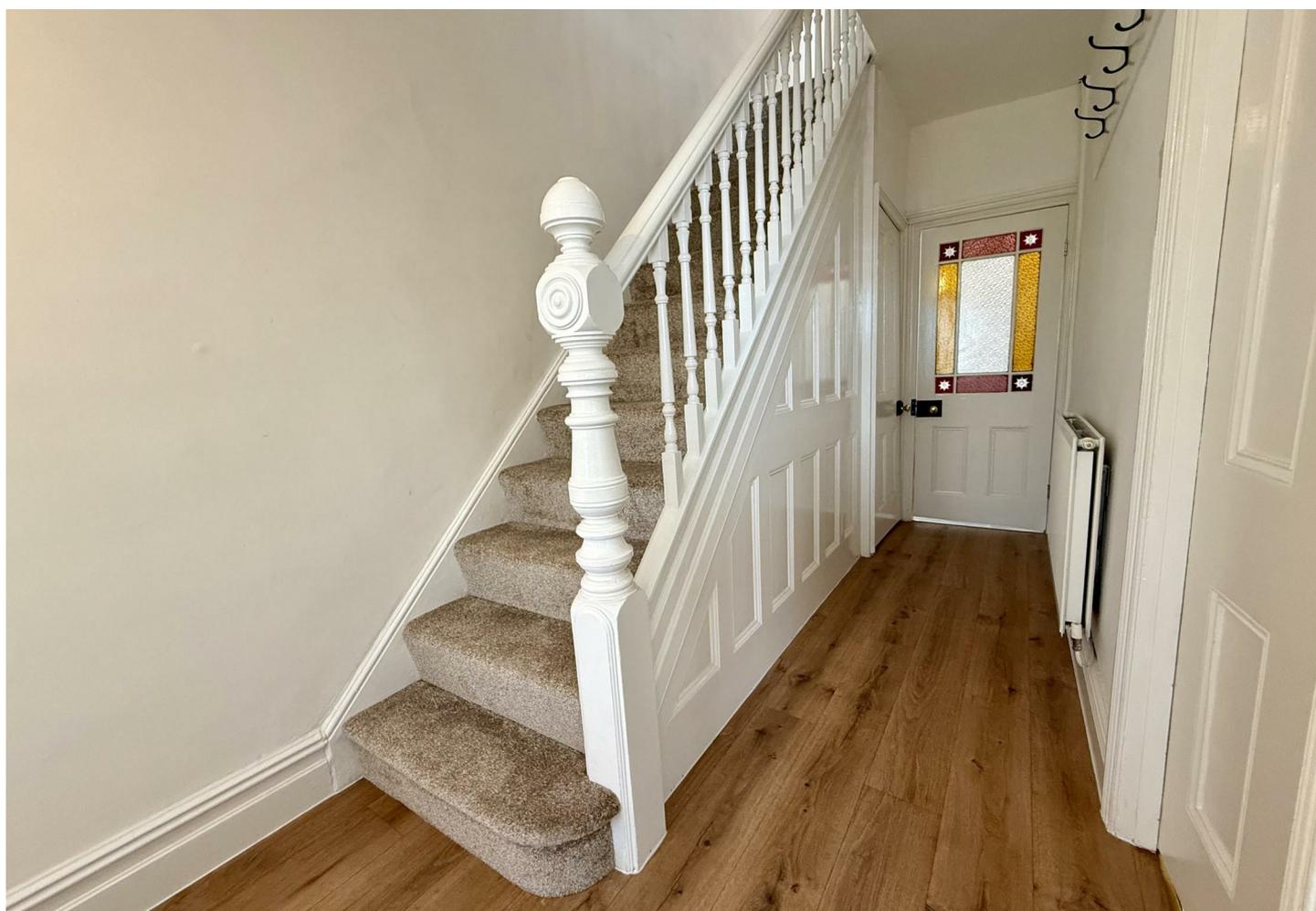
property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

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.





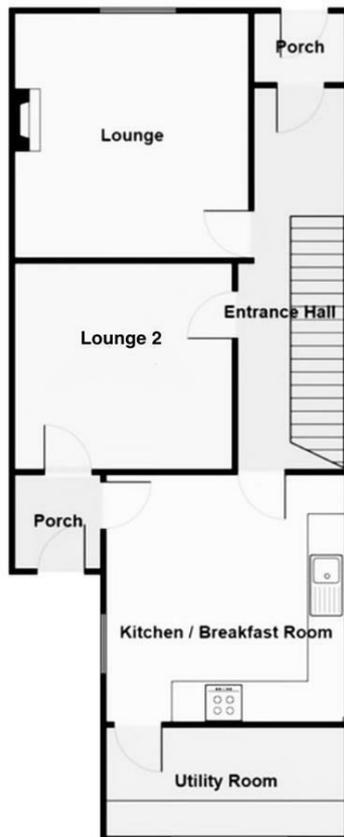




Local Authority Carmarthenshire
 Council Tax Band C
 EPC Rating E

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		48	
(21-38) F			
(1-20) G			77
<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.