



Clos Y Gwendraeth

Gorslas, Llanelli SA14 6DJ

- Semi Detached Property
- Off Road Parking To Front Of Property
 - Solar Panels
- Excellent access to A48/M4
 - EPC: B
- Two Double Bedrooms
- Enclosed Rear Garden
- Village Location With All Local Amenities
 - Freehold
- Viewing By Appointment Only

Asking Price £174,950 Freehold





Location

Description

Nestled in the charming area of Clos Y Gwendraeth in Gorslas, this delightful semi-detached property presents an excellent opportunity for first-time buyers. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The modern design throughout the home ensures a fresh and inviting atmosphere, making it a perfect canvas for personal touches.

One of the standout features of this property is the off-road parking, offering convenience and peace of mind in this friendly neighbourhood. Additionally, the low maintenance garden provides a lovely outdoor space to unwind without the burden of extensive upkeep, allowing you to enjoy your surroundings effortlessly.

This home is ideally situated for those seeking a blend of comfort and practicality, making it a superb choice for anyone looking to step onto the property ladder. With its modern amenities and thoughtful layout, this semi-detached house is ready to welcome its new owners. Don't miss the chance to make this charming property your own. EPC:B

Entrance Hallway

Radiator, stairs to first floor.

Cloakroom

Pedestal wash hand basin, W.C, uPVC double glazed window to front, radiator.

Kitchen

11'8" / 9'10" x 6'9" approx

Fitted with a range of matching wall and base units with work surface over, space for fridge/freezer, integrated dishwasher, space for washing machine, electric oven with electric hob and stainless steel extractor over, wall mounted oil boiler. uPVC double glazed window to front.

Lounge

13'1" / 10'2" x 13'8" approx

uPVC double glazed french doors to rear, two radiators, storage cupboard.

Landing

Loft access.

Bedroom One

13'11" / 10'2" x 9'11" approx

uPVC double glazed window to front, radiator, storage cupboard.

Bedroom Two

10'6" x 8'6" approx

uPVC double glazed window to rear, radiator, cupboard housing hot water cylinder, fitted wardrobe with sliding doors.

Bathroom

6'7" x 5'6" approx

Three piece suite comprising of panelled bath with electric shower over, W.C, pedestal wash hand basin, heated towel rail, uPVC double glazed window to side.

Externally

Off road parking to the front with side access to rear garden with a lawn and decked area with artificial grass over, oil tank.

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 B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		98
(81-91) B	87	
(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	

Cymru Estates Sales 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.