



Grove Hill Park

Gorslas, Llanelli SA14 7LF

- Detached Bungalow
- Kitchen Diner With Separate Reception Room
- In Need Of Modernising
- EPC:D
- Close to the A48/M4 junction 49 Links
- Two Double Bedrooms
- Front & Rear Gardens
- CHAIN FREE
- Village Location With All Local Amenities
- Off Road Parking

Asking Price £175,000 Freehold





Location

DESCRIPTION

Nestled in the charming village of Gorslas, Llanelli, this delightful detached bungalow presents an excellent opportunity for those seeking a property with great potential. With two well-proportioned bedrooms and a comfortable reception room, this home offers a welcoming space.

The bungalow is set in a tranquil location, providing a peaceful retreat while still being conveniently close to local amenities. Residents will appreciate the ease of access to shops, schools, and recreational facilities, making it an ideal choice for families and individuals alike. While the property is in need of refurbishment, it offers a blank canvas for buyers to create their dream home. The layout allows for creative renovations, enabling you to tailor the space to your personal taste and lifestyle. Additionally, the off-road parking adds to the convenience of this property, ensuring that you have a secure place for your vehicle.

This bungalow is not just a house; it is a place where you can envision a future filled with comfort and joy. With its potential for transformation and its prime location, this property is a rare find in the market. Whether you are a first-time buyer or looking to invest, this bungalow in Gorslas is certainly worth considering. Embrace the opportunity to make this property your own and enjoy the benefits of village life in a home that you can truly personalise. EPC:D. CHAIN FREE.

Hallway

Access via uPVC double glazed door, storage cupboard housing oil boiler.

Reception Room

15'7" x 11'9" approx

Window facing front, radiator, fireplace.

Kitchen With Dining Area

19'7" x 8'10" approx

Base and wall units, sink with mixer tap and drainer, plumbing for washing machine. Two windows facing side and door to side garden.

Inner Hallway

Airing cupboard, hatch to attic space.

Bedroom One

11'11" x 11'9" approx

Window facing rear, radiator.

Bedroom Two

11'9" x 8'8" approx

Window facing rear, radiator.

Bathroom

6'11" x 5'7" approx

Fitted with a bath, pedestal wash hand basin and low level W.C. Window facing rear, radiator.

External

Off Road Parking to the side of the property. Front and Rear Gardens.

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 D
 EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	



Floor Plan

Cymru Estates Sales Office

23a Llandeilo Road, Cross Hands,
 Llanelli, Dyfed, SA14 6NA

Contact

01269 846746
 crosshands@cymruestates.com
 www.cymruestates.com

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.