



Penygroes Road

Gorslas, Llanelli SA14 7LE

- Semi Detached Property
- Three Double Bedrooms
- Kitchen With Separate Utility Room
- Off Road Parking To Rear
- Oil Central Heating
- Two Reception Rooms
- Family Bathroom & En-suite
- Rear Garden
- EPC:E
- Viewing By Appointment Only

Asking Price £229,950 Freehold





Location

Description

Located in the village of Gorslas, this delightful semi-detached house on Penygroes Road offers a perfect blend of comfort and convenience. With three spacious double bedrooms, including a master with an ensuite, this property is ideal for families seeking a welcoming home.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen, complemented by a separate utility room, ensures that daily tasks are both efficient and enjoyable. The family bathroom is thoughtfully designed, catering to the needs of a busy household.

Outside, the property features off-road parking for two vehicles at the rear, a valuable asset in this area. The rear garden presents a lovely outdoor space, perfect for children to play or for hosting summer gatherings.

Situated just a short distance from M4 junction 49, this home offers excellent transport links, making it easy to commute to nearby towns and cities.

The village location ensures that all local amenities are within easy reach, providing a convenient lifestyle for residents.

This property is a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of a well-designed family home. Don't miss the chance to make this charming residence your own. EPC:E

Porch

Approach via composite door to porch area, laminate flooring, electric box, goor to hallway.

Hallway

stairs leading to first floor, laminate flooring, radiator, understairs storage.

Reception Room One

20'5" x 9'6" approx

uPVC double glazed window facing front of property, laminate flooring, two radiator.

Reception Room Two

10'7" x 10'6" approx

Log burner with slate hearth, feature mantel beam, feature radiator.

Kitchen Breakfast Room

15'1" x 8'9" approx

Fitted with a range of matching base and wall units, integrated dish washer, space for American fridge freezer, integrated electric hob with extractor fan over, integrated microwave, spot lighting, uPVC double glazed window facing rear of property, uPVC double glazed door leads to rear garden.

Utility Room

9'1" x 4'2" approx

uPVC double glazed window facing rear of property, plumbing for washing machine, space for tumble dryer, loft access.

Ground Floor Family Bathroom

17'2" x 6'10" approx

Fitted with a four piece suite comprising of W.C. Vanity hand wash basin, freestanding shower unit, bath, fully tiled walls and flooring, uPVC double glazed window facing rear of property, feature radiator, spot lighting, extractor fan.

Landing

14'2" x 5'5" approx

uPVC double glazed window facing rear of property, radiator.

Bedroom One

12'7" x 9'11" approx

uPVC double glazed window facing front of property, radiator.

En suite

9'1" x 4'7" approx

Fitted with a three piece suite comprising of W.C. Pedestal hand wash basin, freestanding shower unit, feature radiator, uPVC double glazed window facing front, loft access with pull down ladder.

Bedroom Two

11'2" x 10'8" approx

uPVC double glazed window facing rear of property, radiator.

Bedroom Three

10'8" x 9'2" approx

uPVC double glazed window facing rear of property, radiator.



External

Rear: Rear garden laid to lawn with patio area, Oil boiler, oil tank, cold water tap, rear lane access.

Detached storage shed.

Off Road Parking To Rear

Off Road parking at rear of property, access from side lane.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

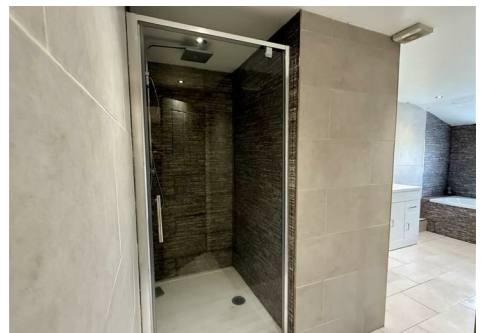
SERVICES: Mains gas, electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

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.

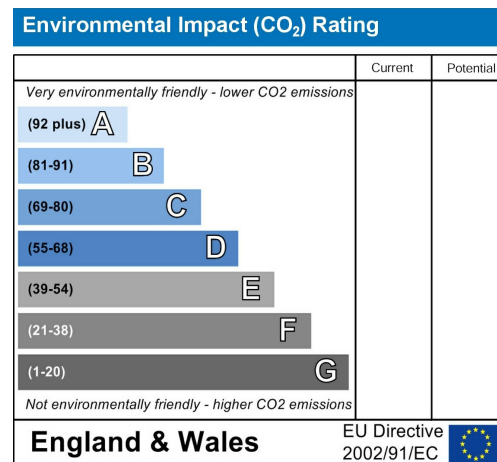
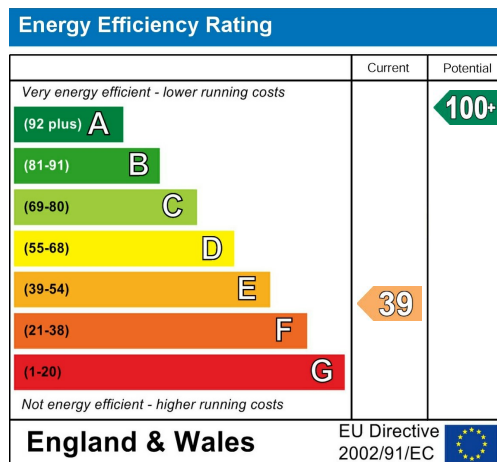








Local Authority Carmarthenshire
Council Tax Band C
EPC Rating E



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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.