Gorsddu Terrace

Penygroes, Llanelli SA14 7PE

- Detached Property
- Underfloor Heating To Ground Floor
- Family Bathroom & Ensuite
- Off Road Parking
- Viewing by appointment only
- Five Bedrooms
- Freehold Chain Free
- Open Plan Kitchen Diner With Family Room
- EPC:A
- Air Source Heating

Asking Price £359,950 Freehold

Location

Description

Welcome to this stunning modern detached house located on Gorsddu Terrace in the charming village of Penygroes. This newly built property boasts an impressive five bedrooms and two well-appointed bathrooms, making it an ideal family home.

As you enter, you will find a spacious hallway, a family room that offers a perfect space for relaxation and entertainment, alongside a separate living room that provides a more formal setting. The interior of the home is finished to a high standard, showcasing top-notch finishes that enhance the overall appeal and comfort of the property.

The house is conveniently situated near M4 Junction 49, providing easy access to major transport links while still enjoying the tranquillity of village life. Local amenities are just a stone's throw away, ensuring that you have everything you need within reach.

For those with multiple vehicles, the property offers off-road parking for several vehicles, a valuable feature in today's busy world. This delightful home is perfect for families seeking space, comfort, and modern living in a picturesque setting. The property benefits from a strong EPC rating, is offered chain free, and is ready for its new owners to put their own stamp on it. Don't miss the opportunity to make this exceptional property your own. EPC:A. CHAINFREE. FREEHOLD.

Hallway

18'7" x 6'5" approx

Access via composite door, LVT flooring, oak staircase leading to first floor, understairs storage, smoke alarm.

Cloakroom

7'3" x 3'9" approx

Fitted with a two piece suite comprising of low level W.C., vanity sink unit, uPVC double glazed window to front, LVT flooring.

Lounge
15'10" x 12'2" approx
uPVC double glazed window to front, LVT flooring, under floor heating.

Kitchen/ Family room
23'8" x 21'5" approx
Fitted with a range of matching wall and base units with complimentary work surface over, uPVC double glazed window to rear and uPVC double glazed bifold doors to rear, LVT flooring, integrated electric oven and hob with extractor hood, integrated dishwasher, integrated fridge/ freezer, sink with mixer tap, smoke alarm.

Utility room
12'2" x 5'8" aaprox
Fitted with base units with work surface over, radiator, LVT flooring, stainless steel sink, plumbing for washing machine, extractor. uPVC double glazed door to side.

Landing
Radiator, Oak & glass bannister. stairs to third floor, smoke alarm.

Bedroom One
15'3" x 11'9" approx
Radiator, uPVC double glazed window to front.

En-Suite
5'10" x 3'4" approx
Fitted with a three piece suite comprising of vanity sink unit, enclosed shower, low level W.C, heated towel rail, LVT flooring, partly tiled walls.

Bedroom Two
10'7" x 8'7" approx
Radiator, uPVC double glazed window to rear,

Bedroom Three
12'2" x 10'7" approx
Radiator, uPVC double glazed window to rear.

Bedroom Four
9'7" x 7'3" approx
Radiator, uPVC double glazed window to front,

Second Floor Landing
Smoke alarm, Radiator.

Bedroom Five (attic)
16'3" x 12'0" approx
Radiator, Two uPVC double glazed velux windows.

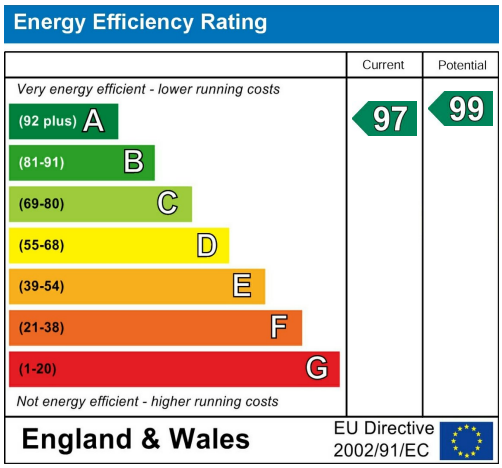
Boiler Room
8'0" x 5'8" approx
Plumbing for toilet (if needed), hot water tank.

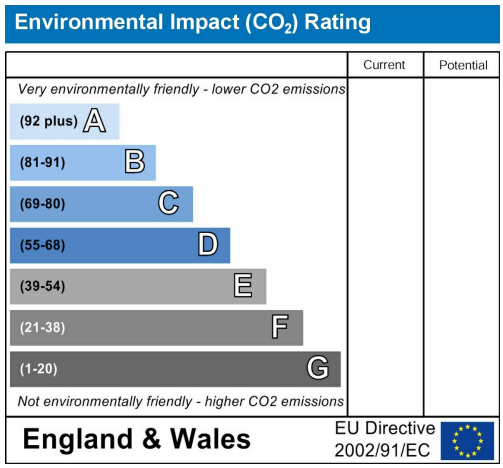
External Front
Hard standing area to front giving off road parking for several vehicles,

External Rear
The external rear lawn with be seeded and given a hard standing area to the rear for off road parking. Patio area , side access, air source heating.

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
EPC Rating A





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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.