



## Gorslas, Llanelli SA14 7HP

- End Terrace Property
- Detached Garage With Off Road Parking
- Side & Rear Garden
- Excellent Access To The A48 & M4
- EPC: D
- Three Bedrooms And Office
- Oil Central Heating
- Village Location
- FREEHOLD
- Viewing By Appointment Only

**Asking Price £225,000 Freehold**







## Location

### Description

Nestled in the charming village of Gorslas, Llanelli, this delightful end terrace house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. Additionally, there is a versatile office, perfect for those who work from home or require extra space for hobbies. One of the standout features of this home is the generous parking provision, accommodating up to three vehicles. This is complemented by a detached garage, providing further off-road parking or additional storage options. Situated in a peaceful village location, this property benefits from a sense of community while still being within easy reach of local amenities and transport links. The absence of a chain makes for a straightforward purchasing process, allowing you to settle in without delay. In summary, this end terrace house in Gorslas is a fantastic find, offering a blend of comfort, practicality, and a desirable location. Whether you are looking to start a new chapter or seeking a sound investment, this property is well worth your consideration. CHAINFREE EPC:D. FREEHOLD

### Entrance Hallway

Access via uPVC double glazed door, staircase to first floor, radiator.

### Lounge

12'3" x 11'10" approx  
uPVC double glazed window facing rear, radiator.

### Dining Room

11'10" x 10'4" approx  
uPVC double glazed window facing front, radiator.



### Kitchen Breakfast Room

18'9" x 10'1" approx

Fitted with matching base and wall units with worksurface over, electric oven and hob, integrated fridge/ freezer, plumbing for washing machine and dishwasher, stainless steel sink with drainer and mixer tap, three uPVC double glazed windows facing rear and side and door to porch, understairs storage cupboard.

### Rear Porch

uPVC double glazed door to rear garden.

### Bedroom One

12'0" x 9'9" approx

uPVC double glazed window facing rear, radiator.

### Bedroom Two

10'4" x 8'0" approx

uPVC double glazed window facing front, radiator.

### Bedroom Three

7'6" x 6'11" approx

uPVC double glazed window facing front, radiator.

### Dressing Room / Office

6'4" x 5'12" approx

uPVC double glazed window facing side.

### Family Bathroom

8'11" x 6'11" approx

Fitted with a four piece suite comprising of bath, shower, pedestal wash hand basin and low level W.C., uPVC double glazed window facing side with obscure glass, radiator.

### External

Double Gates at side lead to Lawn area, ample off road parking. (Pedestrian right of way for next door).

### Detached Garage

Detached garage with power and lighting and electric door.

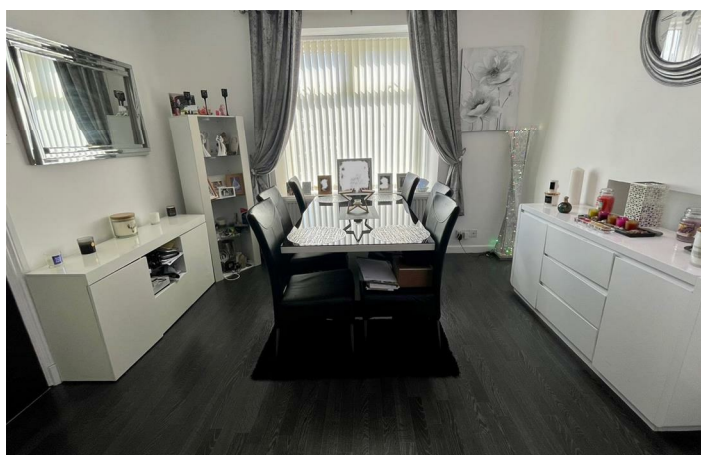
### Disclaimer

#### 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



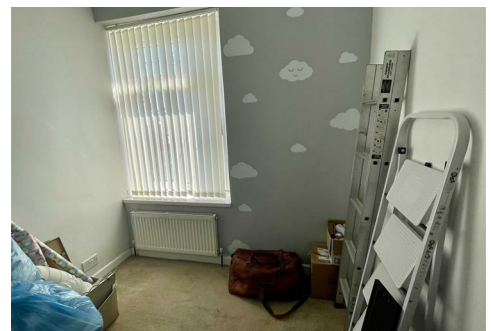
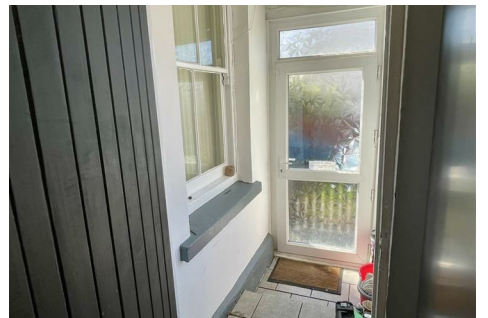


themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry 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.





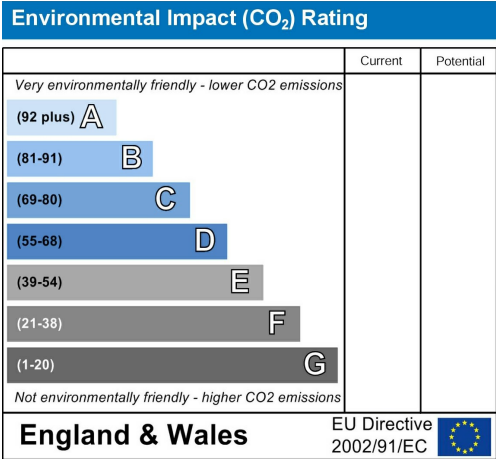
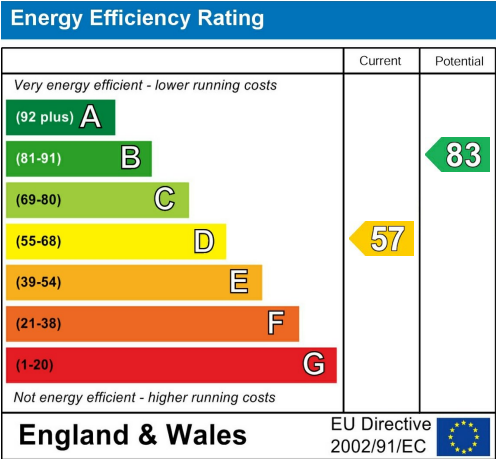








Local Authority Carmarthenshire  
 Council Tax Band C  
 EPC Rating D



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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.