



## Cysgod Y Gors

Gorslas, Llanelli SA14 7NW

- Semi- Detached Property
- Family Bathroom & En-suite
- Enclosed Rear Garden
  - EPC: B
  - Energy Efficient
- Three Bedroom
- Off Road Parking To Rear
- Easy Access to M4/A48
- Owner Owned Solar Panels
- Viewing by Appointment

**Asking Price £215,000 Freehold**





## Location

### Description

Nestled in the charming area of Cysgod Y Gors, Gorslas, Llanelli, this delightful semi-detached house offers a perfect blend of modern living and comfort. This modern property boasts a contemporary design that is both stylish and functional.

Upon entering, you are welcomed into a spacious reception room, ideal for relaxing or entertaining guests. The house features three well-proportioned bedrooms, providing ample space for families or those seeking a home office. With two bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

The property also benefits from parking for two vehicles, a valuable asset in today's busy world. The surrounding area is known for its friendly community and offers a variety of local amenities, making it an excellent choice for families and professionals alike.

This home is not just a place to live; it is a sanctuary where you can create lasting memories. With its modern features and prime location, this semi-detached house is a wonderful opportunity for anyone looking to settle in the Gorslas area. Don't miss the chance to make this lovely property your new home.  
EPC ; B

### Entrance Proch

Via Composite door, tiled floor

### Lounge

15'2" x 13'6" approx

Via composite door, uPVC double glazed window facing front, wall mounted electric heater. staircase to first floor with under stairs storage cupboard.

### **Kitchen/Diner**

16'11" x 10'5" approx

Fitted with matching base and wall units with worksurface over, electric oven and hob with extractor hood over, space for fridge/ freezer, stainless steel sink with mixer tap and drainer, uPVC double glazed window facing rear and double doors to rear garden.

### **Cloakroom**

3' x 8'11 approx

Fitted with a two piece suite comprising of pedestal wash hand basin, low level W.C., wall mounted heater. uPVC double glazed window to front with obscure glass, extractor fan, plumbing for washing machine and tumble dryer.

### **Landing**

Hatch to attic space, airing cupboard housing pressurized hot water cylinder with immersion.

### **Master Bedroom**

10'3" x 9'19" approx

uPVC double glazed window to front, wall mounted electric heater. Access to walk in wardrobe/ dressing room. Access to en-suite.

### **Ensuite**

6'4 x 5'11 approx

Fitted with a three piece suite comprising of pedestal wash hand basin, low level W.C., and shower cubicle, towel radiator. uPVC double glazed window to front with obscure glass, extractor fan.

### **Bedroom Two**

9'4" x 9'3" approx

uPVC double glazed window to rear, wall mounted electric heater.

### **Bedroom Three**

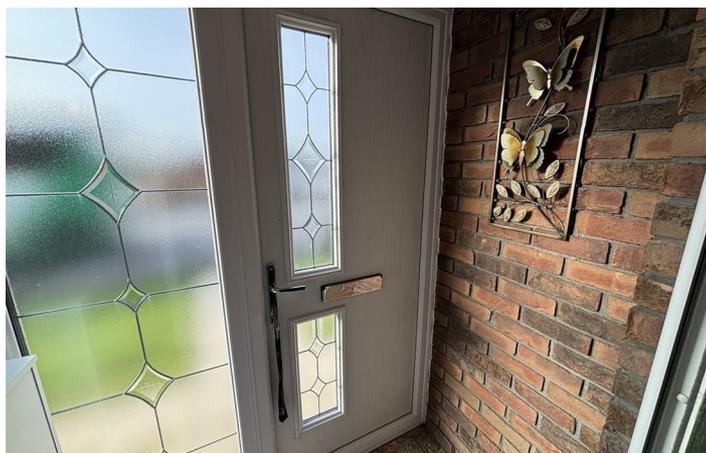
9'3" x 7'3" approx

uPVC double glazed window to rear, wall mounted electric heater.

### **Bathroom**

5'10 x 6'3 approx

Fitted with a three piece suite comprising of pedestal wash hand basin, low level W.C., and paneled bath with shower above, towel radiator. uPVC double glazed window to front with obscure glass, extractor fan.



### External

Front garden laid to lawn timber gate to side to Enclosed Rear garden with patio and artificial grass area, outside tap, timber shed, timber gate to two car parking spaces

### 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).

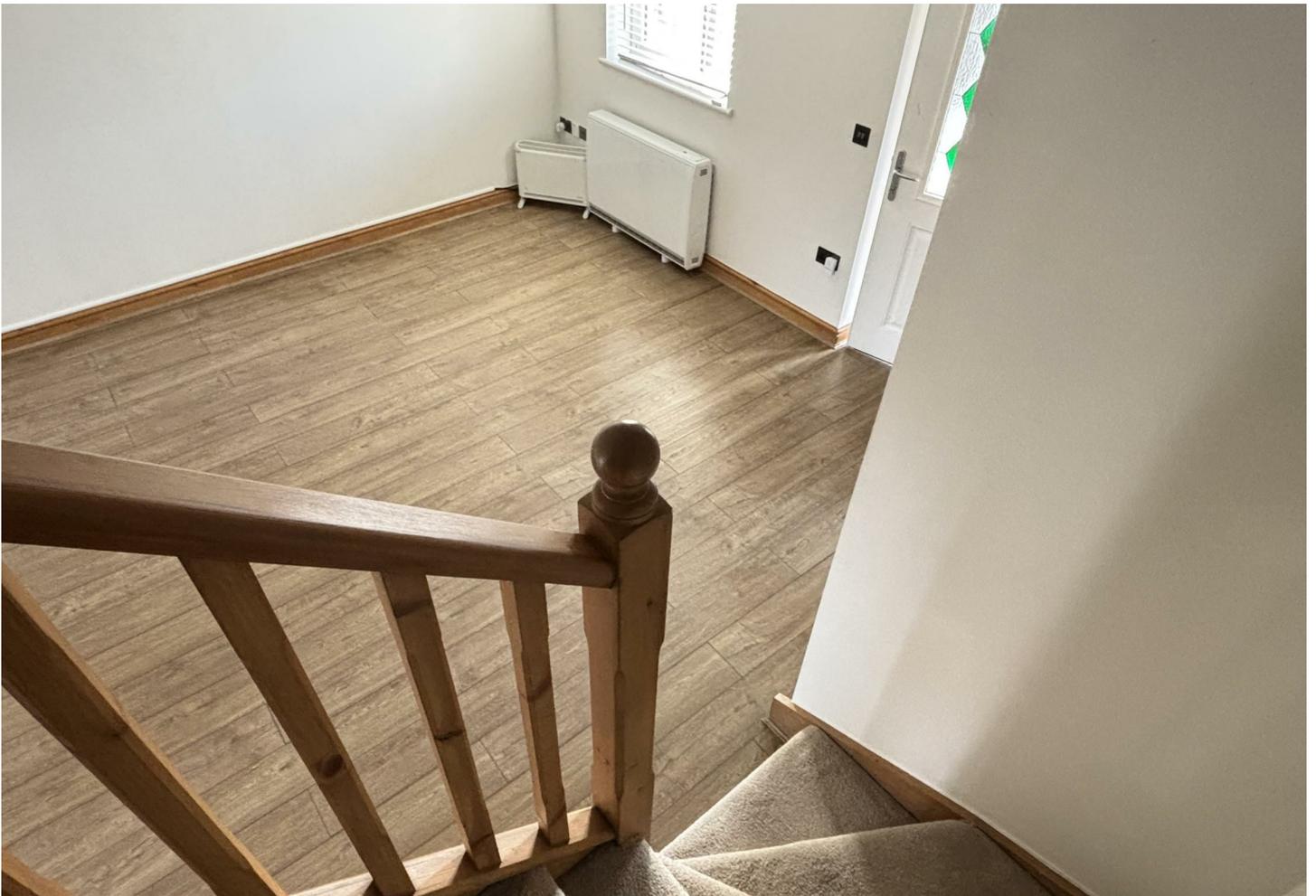
#### IMPORTANT INFORMATION

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 B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>88</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	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.