



Ffordd Y Morfa

Cross Hands, Llanelli SA14 6SL

- Detached House
- Integral Garage With Off Road Parking
- Oil Central Heating
- Three Reception Rooms
- EPC D
- Four Bedroom
- M4 junction 49 Location
- Master Bedroom with Ensuite
- Utility Room
- CHAIN FREE

Asking Price £365,000 Freehold





Location

Description

For Sale in the village of Gorslas, this delightful detached house offers a perfect blend of comfort and convenience. With its prime location just a short drive from M4 junction 49, commuting to nearby towns and cities is a breeze, making it an ideal choice for families and professionals alike.

The property boasts an impressive layout, featuring four spacious double bedrooms that provide ample space for relaxation and rest. The three well-appointed reception rooms offer versatile living areas, perfect for entertaining guests or enjoying quiet family time. The natural light that floods these spaces creates a warm and inviting atmosphere throughout the home.

In addition to the generous living space, the house includes two modern bathrooms, ensuring that morning routines run smoothly for the whole family. The property is further enhanced by a garage and off-road parking for up to two vehicles, providing convenience and security for your vehicles.

Set in a peaceful village location, this home offers a wonderful sense of community while still being close to essential amenities. Whether you are looking to enjoy the tranquillity of village life or seeking easy access to the hustle and bustle of nearby towns, this property truly has it all.

This is a fantastic opportunity to acquire a spacious family home in a desirable location. Do not miss your chance to make this lovely house your new home. EPC D. CHAIN FREE

Entrance Hallway

Via Composite double glazed door, radiator, laminate floor, staircase and smoke alarm

Lounge

18'5 x 11'11 approx

Feature Multi Fuel Burner, uPVC double glazed bay window to front, wall lights, radiator. Opening into Dining Room

Dining Room

15'7 x 9'1 approx

uPVC double glazed French Doors to the rear, radiator

Reception Room Three

9'5 x 9'3 approx

uPVC double glazed bay window to front, radiator

Kitchen

12'7 x 14'8

Fitted with a range of base & wall units with work surface over, integrated electric oven, grill & 4 ring hob with extractor hood over, stainless steel sink with mixer tap and drainer and integrated fridge. Radiator, uPVC double glazed window to rear.

Utility

10'1 x 9'5 approx

Fitted with a range wall and base units with surface over, stainless steel sink, plumbing for washing machine and dishwasher. Space for Tumble dryer. Radiator, uPVC double glazed window and door to rear.

Cloakroom

Low level W.C., wall mounted wash hand basin, laminate floor

Landing

Hatch to loft space, smoke alarm, radiator and airing cupboard

Master Bedroom

17'11 x 12'0

uPVC double glazed window to front, radiator

Ensuite

6'6 x 5'6 approx

Fitted with a three piece suite comprising of Low Level W.C., Pedestal sink and Enclosed Shower, extractor fan, partly tiled walls, vinyl floor, uPVC double glazed window to front with obscure glass

Bedroom Two

12'9 x 9'6 approx

uPVC double glazed window to front

Bedroom Three

14'10 x 9'6 approx

uPVC double glazed window to rear, radiator

Bedroom Four

9'9 x 9'9 approx

uPVC double glazed window to rear, radiator



Family Bathroom

9'2 x 6'9 approx

Fitted with a three piece suite comprising of low level W.C. , Pedestal wash hand basin and pannelled bath with shower over, radiator, uPVC double glazed window to rear with obscure glass, extractor fan, partly tiled walls.

Integral Garage

21'11 x 10'2 approx

Electric and Up & Over door, Oil central heating boiler, Hatch to loft space

External

Front garden mainly laid to lawn with driveway.

Timber gates to side leading to Rear Garden.

Rear garden mainly laid to lawn, patio, timber shed, oil tank, outside electric.

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).

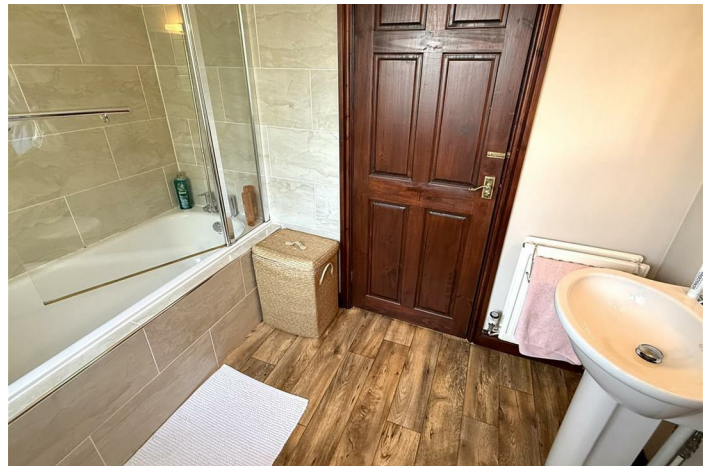
IMPORTANT INFORMATION: These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All 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.

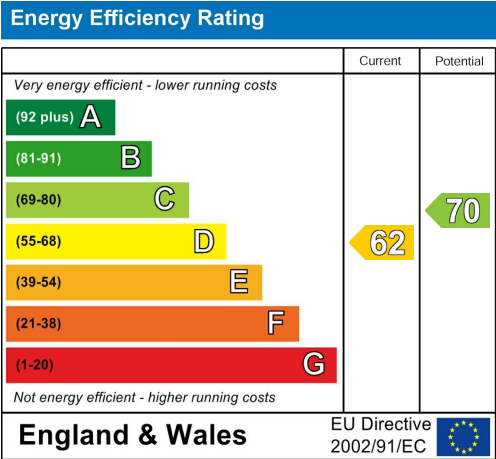








Local Authority Carmarthenshire
 Council Tax Band F
 EPC Rating D



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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.