

Floor 1

- Sitting Room: 13'2" x 14'5" (4.02 x 4.42 m)
- Study: 7'1" x 9'8" (2.18 x 2.94 m)
- Kitchen/Diner: 9'9" x 17'2" (2.91 x 5.24 m)
- Utility Room: 7'3" x 5'8" (2.21 x 1.73 m)
- Halfway: 10'3" x 6'2" (4.96 x 1.89 m)
- Cloakroom: 5'3" x 2'9" (1.60 x 0.86 m)
- Lounge: 16'5" x 11'10" (5.01 x 3.62 m)
- Dining Room: 9'6" x 9'10" (2.91 x 3.01 m)
- Sunroom: 18'9" x 11'3" (5.72 x 3.45 m)

Floor 2

- En-suite Shower Room: 8'0" x 3'11" (2.45 x 1.21 m)
- Bedroom 2: 12'5" x 10'5" (3.80 x 3.18 m)
- Bedroom 4: 11'7" x 7'1" (3.55 x 2.17 m)
- Bedroom 5: 8'0" x 8'1" (2.44 x 2.47 m)
- En-suite Shower Room: 5'1" x 6'7" (1.55 x 2.01 m)
- Landing/Hallway: 9'4" x 7'6" (2.86 x 2.29 m)
- Bathroom: 5'8" x 7'5" (1.74 x 2.27 m)
- Bedroom 1: 16'6" x 11'10" (5.05 x 3.62 m)
- Bedroom 3: 9'9" x 10'0" (2.99 x 3.07 m)

Approximate total area^m
1911.01 ft²
177.54 m²

Reduced headroom
0.85 ft²
0.08 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

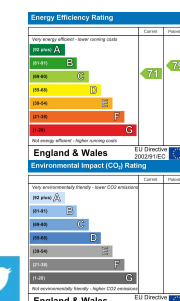
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



1 Bryn Mwyn, Gorslas, Llanelli, Carmarthenshire, SA14 6RQ

- Detached, Traditional & Immaculately Presented Family Home
- Five Bedrooms
- Oil Central Heating System
- Driveway & Garage
- EPC RATING C. COUCIL TAX BAND F.
- Two Reception Rooms, Large Sun-room & Study
- Cloakroom, Bathroom & Two En-suites
- Front & Rear South-westerly Facing Garden
- Village Location Close to the M4 Link



Offers In Excess Of £389,950

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains water, electric and sewerage connected. Oil central heating and the tank is situated behind the garage. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'F'

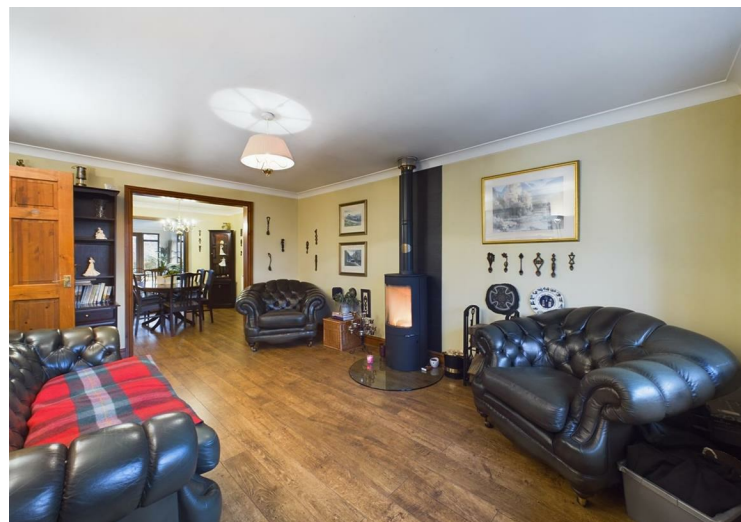
FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

TAKE ON AJS/SC/0224/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Situated in the charming village of Gorslas, a short drive from the popular Crosshands retail park and the new modern primary and secondary schools we have great pleasure in offering for sale this perfect example of a family home. Boasting two reception rooms, large sun-room and a further study along with five bedrooms, two having en-suites and a pretty south-westerly facing rear garden this property certainly would be a family favourite. Viewing is highly recommended to appreciate the size, presentation and location, so call us today on 01269 596659 to get your viewing slot booked. EPC RATING C.

Accommodation comprises : Hallway, sitting room, lounge with log-burner, dining room, sun-room, kitchen/diner, utility room, study, cloakroom, bathroom and five bedrooms-two with en-suite shower rooms. Externally, open-aspect frontage parking area and driveway leading to a garage and then to the rear garden. An enclosed south-westerly rear garden which offers patio, decked and grassed areas. A beautiful presented garden with mature shrubs and flowering plants as well as a summerhouse and pergola area.

The village of Gorslas offers essential amenities with out-of-town retailers at Crosshands Business Park. A convenient location with easy access to the M4 motorway and link roads via the dual carriageway with a connection at Crosshands.



..AGENTS VIEWING NOTES

KEY INFORMATIONPrivate road, Oil c/heating and h/water system. £10 p/y made payable to "Brynmwyn Residents Association" for the audit of accounts.. The property is situated on a hill.

KITCHEN/DINER

17'2" (max) x 9'6"(max) (5.24 (max) x 2.91(max))

STUDY

7'1" x 5'8" (2.18 x 1.74)

UTILITY ROOM

7'3" x 5'8" (2.21 x 1.73)

LANDING

BATHROOM

7'5" x 5'8" (2.27 x 1.74)
STORAGE CUPBOARD

BEDROOM 1

16'6" (max) x 11'10" (max) (5.05 (max) x 3.62 (max))

EN-SUITE SHOWER ROOM

6'7" (max) x 5'1" (max) (2.01 (max) x 1.55 (max))

BEDROOM 2

12'5" (max) x 10'5" (max) (3.80 (max) x 3.18 (max))

EN-SUITE SHOWER ROOM

8'0" x 3'11" (2.45 x 1.21)

WALK-IN WARDROBE

BEDROOM 3

10'0" x 9'9" (3.07 x 2.99)

BEDROOM 4

11'7" x 7'1" (3.55 x 2.16)

BEDROOM 5

8'1" x 8'0" (2.47 x 2.44)

SUMMER HOUSE

GARAGE

HALLWAY

CLOAKROOM

5'2" x 2'9" (1.60 x 0.86)

SITTING ROOM

14'6" (max) x 13'2" (max) (4.42 (max) x 4.02 (max))

LOUNGE

16'5" x 11'10" (5.01 x 3.62)

DINING ROOM

9'10" x 9'6" (3.01 x 2.91)

SUN ROOM

18'9" x 11'3" (5.72 x 3.45)



DIRECTIONS

At our offices turn left onto "Baptist Lane", turn left again onto "Carregamman Lane". At the roundabout take the third turning off onto "Ffordd William Walker". At the next roundabout take the first turning off and follow the road until you come into the village of "Tycroes". As you go past the recreational field turn right onto "Hendre Road", follow all the way until you then drive onto "Waterloo Road" then you will continue onto "Black Lion Road". Follow the road until you get to the junction and turn left at the junction and at the roundabout take the second turning off onto "Heol Parc Mawr". At the next junction turn right onto "Heol Stanllyd". Hitting Crosshands roundabout taking the fourth turning off signposted "Gorslas". Drive past "Gwernllwyn Carehome", take the second turning off on your left turning into "Bryn Mwyn". The property is the first one situated on the left number 1

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.