

Floor 1



Floor 2



Approximate total area<sup>m</sup>  
943.56 ft<sup>2</sup>  
87.66 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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: Main electric, water and sewerage connected. We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band D

Be sure to follow us on Twitter: @ WWProPs

<https://www.facebook.com/westwalesproperties>

Take on JHL/SC/0824/draft

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

39 Quay Street, Ammanford, Dyfed, SA18 3BS  
EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659

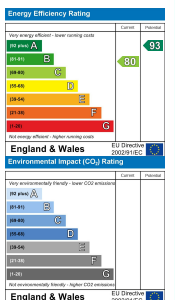


## 45 Cysgod Yr Ysgol, Gorslas, Llanelli, Carmarthenshire, SA14 7AX

- Semi-detached, Timber-framed Immaculately Presented Property
- Lounge & Sunroom
- Driveway Offering Off-road Parking
- Quiet Cul-de-sac Location In A Small Residential Estate
- EPC RATING C. COUNCIL TAX BAND D.
- Three Bedrooms
- Cloakroom, Bathroom & En-suite Shower-room
- Rear Enclosed Low-maintenance Patio Garden
- Chain-Free!

**£235,000**

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



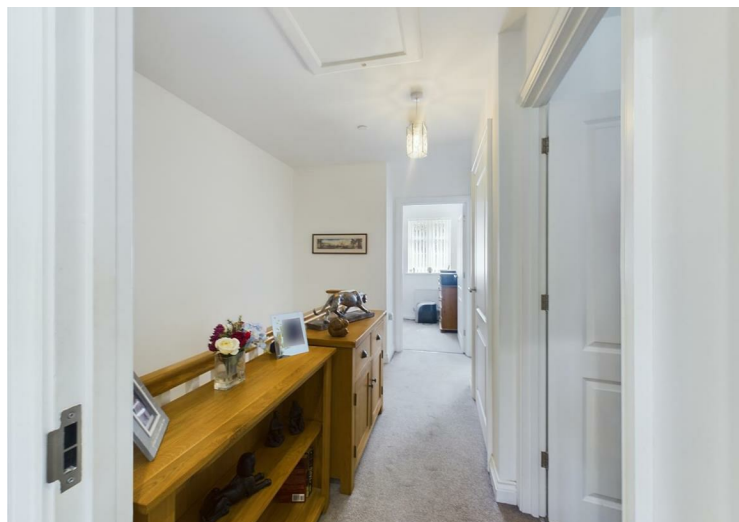
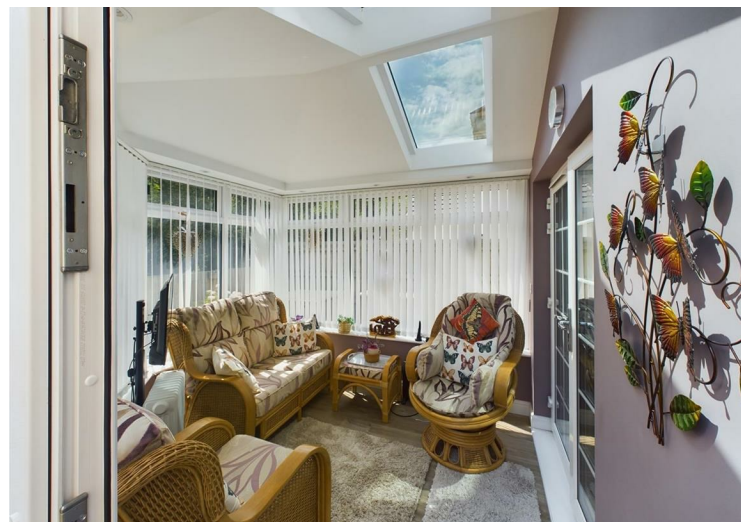
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**The Agent that goes the Extra Mile**







Nestled off the main quiet residential estate in an even more quieter spot we have for sale this immaculately presented semi-detached, traditionally built property with a ground source heat pump that offers modern living. Lovingly owned from new by the same vendor since 2017, this pleasing property gives you a very warm welcome, with a pleasing flow that offers a cloakroom, bathroom and en-suite, a must for most house-holds as well as off-road parking and a very low-maintenance rear patio garden. Viewing is highly recommended to appreciate this beautiful three bedroom property, so call today on 01269 596659. EPC RATING C.

Accommodation consists : Porch, hallway, cloakroom, lounge, and kitchen/diner, sunroom, landing, master bedroom with ensuite, two bedrooms, and bathroom. Externally: Open-aspect garden to the front with off-road parking for two cars to the front. Driveway to the side offering additional off-road parking for two cars and gated secure side pedestrian access that leads to small rear patio garden.

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. The village of Gorslas offers good essential amenities with out-of-town retailers at Cross Hands Business Park,



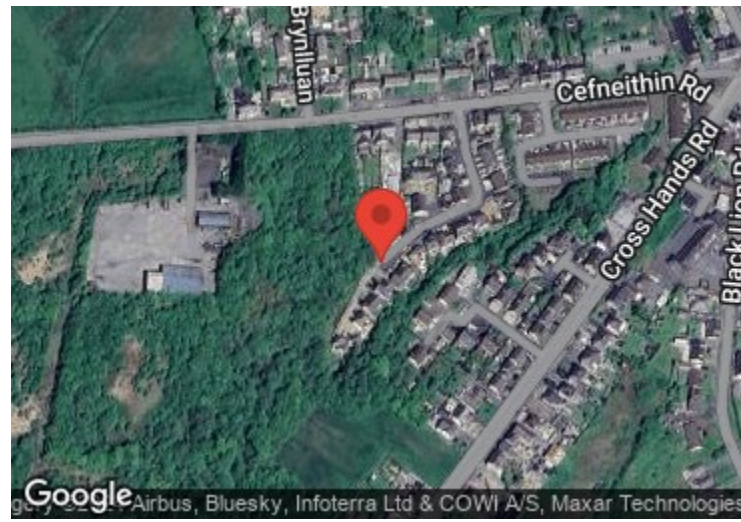
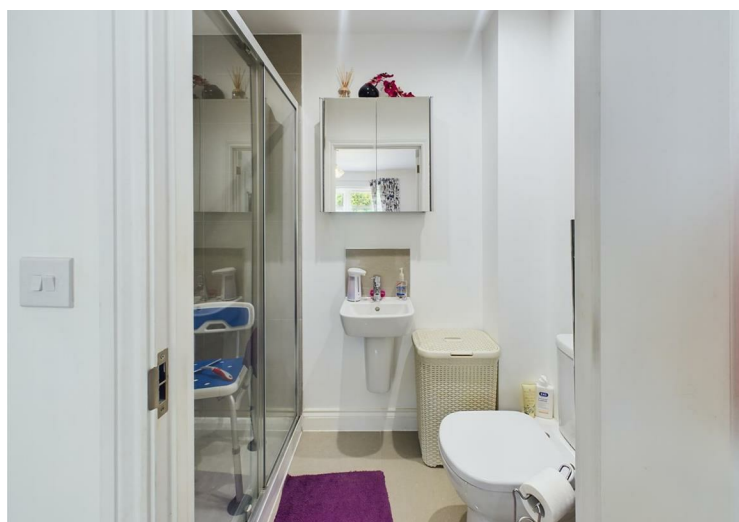
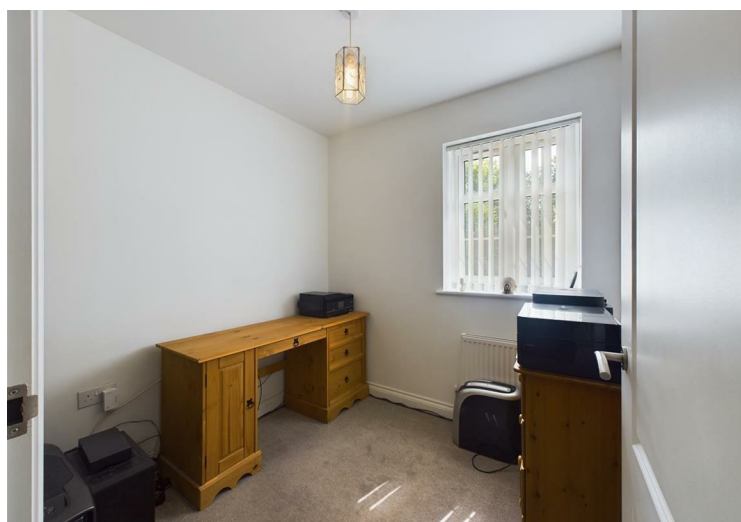
**..AGENTS VIEWING NOTES**

\*\*\*KEY INFORMATION\*\*\*Traditional property built in 2017. Mains, electricity, water, and sewerage are connected. Ground source heat pump system. has privately owned solar panels and thermostatically controlled electric heating. According to Ofcom the following information on: Broadband availability- Ultrafast (1000 Mbps). Mobile availability - full O2 coverage, limited coverage with EE, Three and Vodaphone. There is a high flood risk from surface water and small watercourses, information taken from Natural Resources Wales report for the area within 10 metres of 45, CYSGOD YR YSGOL, GORSLAS, LLANELLI, SA14 7AX. The property is a coal mining area; a mining report is recommended.

The private roads the maintenance is shared between homeowners. The title has covenants and easements; we have the title on file and advise that you request a copy. The property is insured by an LABC 10-year warranty that expires on 07/08/2028

- PORCH**
- HALLWAY**
- CLOAKROOM**
- LOUNGE**
- KITCHEN/DINER**

- SUN-ROOM**
- LANDING**
- BATHROOM**
- BEDROOM 1**
- EN-SUITE SHOWER ROOM**
- BEDROOM 2**
- BEDROOM 3**



**DIRECTIONS**

From our Ammanford Office Take Baptist Ln to A474 Follow A483 to Hendre Rd in Tycroes Turn right onto Hendre Rd Continue onto Waterloo Rd/B4297 Follow Black Lion Rd to Llandeilo Rd/A476 in Gorslas Turn left onto Llandeilo Rd/A476 Continue on Cefneithin Rd, and the property is the new housing estate on the left-hand side

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.