

**Approximate total area<sup>1)</sup>**  
929.57 ft<sup>2</sup>  
86.36 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

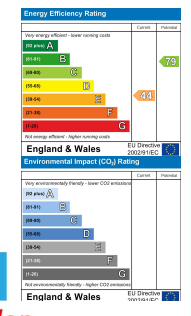


**Arosfa, 31 Cross Hands Road, Gorslas, Llanelli, Carmarthenshire, SA14 6RR**

- Detached Traditional Bungalow
- One/Two Reception Rooms
- South-easterly Facing Rear Enclosed Garden
- Oil Central Heating System & Multifuel Burner In Lounge
- EPC RATING E. COUNCIL TAX BAND C.
- Two/Three Bedrooms
- Ample Off-road Parking & Garage
- Immaculately Presented Inside & Out
- One to View!

**Price £234,950**

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. Oil central heating system. We have not checked or tested any of the services or appliances at the property.  
TAX: Band C

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @WWProps

Take on AJS/SC/0924/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.

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

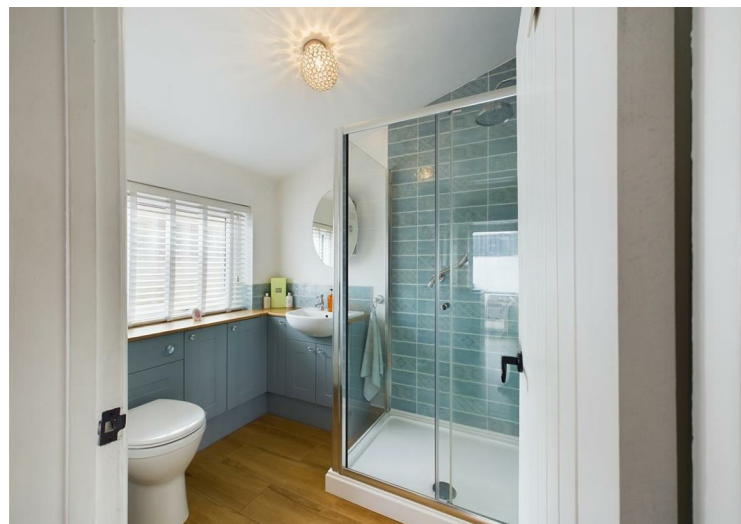




Situated on a good size plot and new to market, we have for sale this two/three bedroom, detached traditional bungalow in the charming village of Gorslas and withing close proximity to the popular retail parks of Crosshands. A perfect example of a "turn key" property, immaculately presented throughout adding versatility with swapping bedrooms for reception rooms and vice-versa, this property offers more and appearances are certainly deceiving behind the pretty little pink door of "Arosfa". Call today an get your booking made on 01269 596659. EPC RATING E.

Accommodation comprises : Vestibule, hallway, two/three bedrooms, one/two reception rooms-lounge with multifuel burner, modern kitchen and a very classically fitted shower room. Externally, low-maintenance frontage laid with decorative chippings and driveway. Access to the rear south-easterly facing garden, low-maintenance and spacious with ample seating areas, garage, utility room and outbuilding.

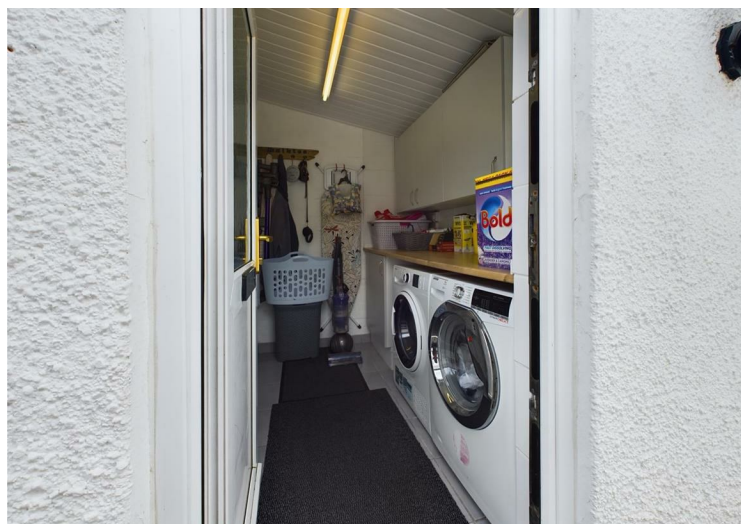
The village of Gorslas offers essential amenities with out-of-town retailers at Crosshands Business Park. A convenient location with easy access to the M4 motorway and link roads via the dual carriageway with a connection at Crosshands.



**..AGENTS VIEWING NOTES**

- VESTIBULE**
- HALLWAY**
- BEDROOM 1**
- BEDROOM 2**
- BEDROOM 3/ SITTING ROOM**
- LOUNGE/DINER**
- KITCHEN**
- SHOWER ROOM**

- BOILER ROOM**
- GARAGE**
- UTILITY ROOM**
- OUTBUILDING**



**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 Stanlyd". Hitting Crosshands roundabout taking the fourth turning off signposted "Gorslas". Drive past "Gwernllwyn Carehome", and continue driving on this road, the property is situated on your right, number 31, Arosfa.

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