

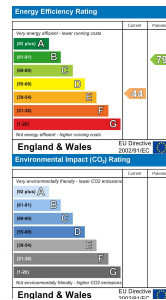


Arosfa, 31 Cross Hands Road, Gorslas, Llanelli, Carmarthenshire, SA14 6RR

- 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





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 Stanllyd". 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 in our TV channel to view our location videos about the area.