



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 electric and water connected. Oil central heating system. Private drainage- Cesspit. 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/0425/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

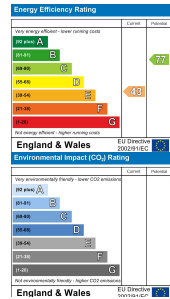


Y Ffald Gorslas, Llanelli, Carmarthenshire, SA14 7NG

- Traditionally Built, Detached Property on Extensive Grounds
- Two Reception Rooms
- Oil Central Heating, Aga & Private Drainage
- Pretty Landscaped Gardens with Stunning Shrub, Flowering & Tree-lined Borders with Two Ponds
- Witihn Close Proximity of Llyn Llech Owain
- Four Bedrooms
- Downstairs Shower-room & Upstairs Bathroom
- Driveway With Ample Parking & Garage
- Total Plot Size 24 Acres Approx (Including House, Gardens & Fields)
- EPC RATING E . COUNCIL TAX BAND F.

Offers Over £680,000

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





Y FFALD ----The English translation is THE FOLD!
This distinguished property is Encompassed on a spacious plot with pretty landscaped gardens, stunning flowering, shrub and tree-lined borders with two ponds that invite natural wildlife, we have for sale this traditional, detached property sitting pretty and proud within close proximity of Llyn Llech Owain Nature Reserve. Offering in total just a little over 23 acres and then the property sitting on the remainder we recommend that a viewing is essential to see the true natural beauty for yourself. Call us today on 01269 596659 to arrange your viewing and have additional information. EPC RATING E. COUNCIL TAX BAND F.

Accommodation comprises : Conservatory, hallway, lounge, sitting room, shower room, kitchen/diner, utility, landing, balcony, four bedrooms, bathroom and vanity room, loft room with pull-down stairs. Externally, a seeping driveway which allows ample parking for an array of vehicles, garage with electric roller-shutter door with storage room and W.C. The main garden is landscaped and is surrounded by stunning flowering plants and shrub borders with two ponds. There are several points of access to the neighbouring fields.

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 INFORMATION *** Traditionally built property. Mains water and electricity connected. Private sewerage - Cesspit. Council tax band F. There are easements on the title, we have a copy on file. For this location, according to Ofcom, this is the following information: Broadband availability- up to Superfast (37 Mbps), Mobile availability-full mobile coverage for O2, limited phone coverage for EE, Three and Vodafone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. Asbestos in the internal roof of the garage/storage room/cloakroom. Two ponds situated at the property there is a small stream that flows into them with the excess water that comes off the field when raining. There is a public footpath which is situated on part of your land which takes you to Llyn Llech Owain (this does not situated anywhere near the

property)***IMPORTANT INFORMATION- The Gwendraeth Fach river flows through fields and garden which provides a constant supply of water for livestock in the field during the Summer months. The fields with the property are approx 19 acres, 14 acres are SSSI which means they can never be built on or changed in anyway. They are managed by the SSSI team, who stipulate that livestock should graze the SSSI fields for at least 6 months of the year. The remaining fields are not SSSI. ***

CONSERVATORY

HALLWAY

LOUNGE

SITTING ROOM

SHOWER ROOM

STORAGE CUPBOARD

KITCHEN/DINER

UTILITY ROOM

LANDING

BATHROOM

VANITY ROOM

STORAGE CUPBOARD

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

BALCONY

LOFT ROOM

GARAGE

STORAGE ROOM

W.C.

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 taking the second turning on your left signposted "Church Road". Follow the road along going past the turning for "Llyn Llech Owain", and continue following, the property will be situated on the right, "Y Ffald".

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