



Bryn Mawr, 64 Church Road, Gorslas, Llanelli SA14 7NF

Offers in the region of £495,000

Very Spacious Versatile Property With Views

Ample Parking, Garden Area
In Need Of Completion Works, Viewing Recommended

EER: tbc

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G	15	25	(1-20) G	1	2
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

NWT/DT/77745/140920

DESCRIPTION

A versatile property offering good sized accommodation with 5 bedrooms, ideally suited for families with a gym and swimming pool. Prospective purchasers may be able to run a small physiotherapy business from the property (STP) or equally suitable as a family home with all the mod-cons.

A superb kitchen, open plan living area with wood burner, having superb views enjoyed from the large windows. A desirable property in need of some completion works which could be done via the vendor.

The property is situated on the edge of the village of Gorlas having an elevated position with some superb views to the fore. This location gives good access to the M4 which is 7 miles approximately and dual carriageway connection available at Cross Hands which is 2 miles. The growing town of Cross Hands offers traditional and national retailers with easy access to Carmarthen, Llandeilo, Llanelli and Swansea.

Llyn Llech Owain offers woodland walks which is a short distance away, also Pembrey Country Park with its large sandy beach, ski slope, motor racing centre, enclosed bicycle track and coastal path is 12 miles approximately. A superb location with viewing highly recommended.

The heating will be run via a ground source heat pump and has facilities for solar panels to the roof. Further details available from the seller.

ENTRANCE HALLWAY

Front door opening to:

KITCHEN / DINING AREA

24'3 x 19'4 (7.39m x 5.89m)
A range of matching wall and base units with worktops over including display cabinets and breakfast bar, 1½ bowl sink unit with single drainer, fitted cooker with grill and microwave, dishwasher, 5 ring gas hob, larder fridge, open fireplace, double aspect to front and rear.
Opening out to:

LIVING AREA

27'9 x 13'1 (8.46m x 3.99m)
Triple aspect to front, side and rear, inset spotlights, open tread staircase.

FIRST FLOOR LANDING

Storage cupboard, door to:

BEDROOM

13' x 10'7 (3.96m x 3.23m)
Window to front with views.

EN-SUITE

10'8 x 5'10 (3.25m x 1.78m)

BEDROOM

10'1 x 11'3 / 7'4 (3.07m x 3.43m / 2.24m)
Window to front with views.

EN-SUITE

7'9 x 7'4 (2.36m x 2.24m)
Window to front.

BEDROOM

15'3 x 13'10 (4.65m x 4.22m)
Double aspect to front and side with views.

THIRD FLOOR

Open plan with

LIVING / BEDROOM AREA

27' x 13' / 19' x 14' (8.23m x 3.96m / 5.79m x 4.27m)
Superb views with double aspect to front and side.

ANNEX

HALLWAY

Tiled floor, staircase, door to:

CLOAKROOM

WC, vanity wash hand basin.

BEDROOM

15'4 x 12'5 (4.67m x 3.78m)
Window to pool area, patio doors to front, wooden floor.

UTILITY

8'4 x 7'10 (2.54m x 2.39m)
Matching wall and base units with worktops over, stainless steel sink unit with single drainer, electric oven, plumbing for washing machine and dishwasher, tiled floor.

FIRST FLOOR LANDING AREA

Seating area, window to side, door to:

GYM ROOM / BEDROOM

15'3 x 12' (4.65m x 3.66m)
Patio doors to front with Juliette balcony, side glazed panels. Also overlooking the swimming pool area.

POOL AREA

25'9 x 15' approx (7.85m x 4.57m approx)
The room is unfinished with the pool area prepared within but will need completion.

BATHROOM

Shower cubicle, WC, vanity wash hand basin, opaque window to rear.

MASTER BEDROOM

With:

HALLWAY DRESSING AREA

9' x 6'7 (2.74m x 2.01m)

BATHROOM

7'8 x 7'6 (2.34m x 2.29m)
Panel bath, shower cubicle, WC, vanity wash hand basin.

BEDROOM AREA

13'8 x 12'2 (4.17m x 3.71m)
Double glazed window to rear.

EXTERNALLY

There is a sweeping drive leading up to a gravelled parking/turning area and **GARAGE - 19' x 14'** with up and over door and window to side. There is also a **PLANT/BOILER ROOM** to the side. To the rear are patio and lawned areas, in need of some completion works. The patio area to the side of the property has a superb aspect overlooking Gorlas, Crosshands and beyond.

SERVICES

We are advised mains water, electricity, drainage are connected to the property with oil fired central heating. Work has also been commenced for a solar system within the property, further details available from the seller. Ground source heat pump for heating.

VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail carmarthen@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.