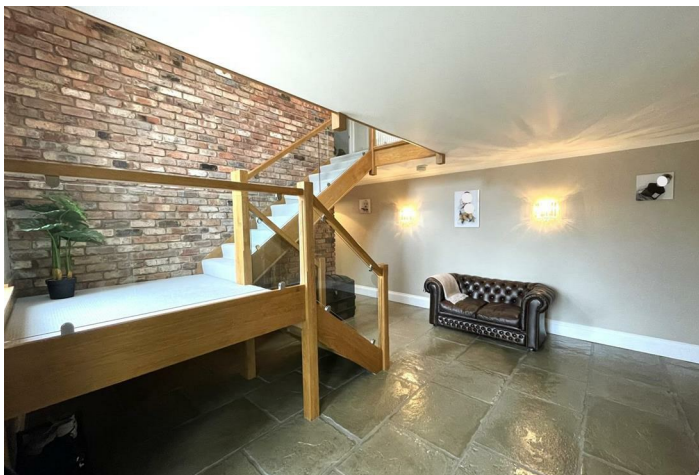




## Dean Gate Lodge Black Lion Road

Gorslas, Llanelli, SA14 6RU

Offers in the region of £589,995



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### Entrance Hallway

A stunning entrance to the property with access via a uPVC double glazed door with obscured glass panes, Attractive (Natural Stone) flooring, Smooth coved ceiling with 1 x light fitting and 1 x smoke alarm, 2 x wall lights, 1 x radiator, Door leading to the lounge, Dining room, Bedroom 4, Office/Bedroom 5 and staircase leading to the first floor.

### Lounge

24'10" x 16'7" (7.57m x 5.07m)

Spacious and beautiful lounge with high ceilings, balcony area from the first floor which overlooks the lounge, Laid carpet, Multifuel burner set on hearth with an attractive brick fire surround, 2 x radiators, Ceiling light, 2 x large windows to the side with fitted shutter blinds, 1 x uPVC double glazed window to the front with fitted shutter blinds.

### Dining room

18'0" x 14'3" (5.50m x 4.35m)

Wooden flooring, 2 x radiators, Smooth coved ceiling with 1 x light fitting, 1 x uPVC double glazed window to the rear, Double doors to the conservatory, Doors leading to the hall and the kitchen.

### Kitchen/Centre Isle

17'5" x 13'9" (5.33m x 4.21m)

Stunning kitchen, individually designed with a range of modern and attractive kitchen units with a complimentary oak worksurface over, Double Belfast sink with a hot and cold mixer tap over, Space for a range cooker with an extractor hood over, Space for a large fridge freezer, Centre island/Breakfast bar area, Part wall tiles, Attractive stone flooring, 1 x modern radiator, Smooth ceiling with 2 x light fitting, 2 x windows to the rear with fitted roller blinds, Door leading to the rear hall.

### Rear hall

4'2" x 3'5" (1.28m x 1.06m)

Part wall tiles, Stone flooring, Smooth ceiling with 1 x light fitting, uPVC double glazed door leading to the rear porch, Door leading to the downstairs W.C.

### Downstairs W.C

7'6" x 3'11" (2.30m x 1.21m)

Featuring a low level flush cistern, Pedestal wash hand basin, Part wall tiles, 1 x radiator, Smooth ceiling with 1 x light fitting, 1 x window with obscured glass.

### Rear/ External Porch

19'10" x 4'1" (6.05m x 1.27m)

Resin flooring, window panes to the rear, Panelled ceiling with 1 x light fitting, 2 x uPVC double glazed door to the rear, 1 x uPVC double glazed door to the utility area, Gate leading to the front

### Utility Room

15'4" x 4'7" (4.69m x 1.40m)

Stainless steel sink and drainer unit with a hot and cold mixer tap over, Worksurface over, Plumbing made ready for a washing machine, Space for

further units and a tumble dryer, Panelled ceiling and walls, Vinyl cushioned flooring, uPVC double glazed door, 3 x uPVC double glazed window panes, Fitted downlighters.

### Conservatory

16'6" x 15'0" (5.05m x 4.59m)

uPVC double glazed windows and doors, Floor tiles, 1 x electric radiator, Ceiling light.

### Office/Bedroom 5

14'2" x 10'5" (4.33m x 3.18m)

Laid carpet, 1 x radiator, uPVC double glazed barn door leading to the side, Smooth ceiling with 1 x light fitting.

### Bedroom 4 with en-suite

15'7" x 14'11" (4.75m x 4.57m)

Laid carpet, 1 x uPVC double glazed window to the side, Smooth coved ceiling with 1 x light fitting, 1 x electric heater, 1 x uPVC double glazed window to the front with fitted roller blinds, Door leading to the en-suite

### En-suite

8'10" x 5'1" (2.70m x 1.57m)

Featuring an enclosed shower, Large wash hand basin over base unit, Low level flush cistern, 1 x radiator, Wall tiles, Floor tiles, Smooth ceiling with 1 x light fitting, 1 x uPVC double glazed window with obscured glass and fitted roller blinds.

### Staircase and Landing

Stunning Staircase and landing with a glass balustrade, Attractive and original brick feature wall, 2 x radiators, 1 x Velux window, Large window pane to the front, Smooth ceiling with 1 x light fitting and attic hatch, Beautifully presented and overlooks the lounge, Part laid carpet, part vinyl cushioned flooring, Doors to bedroom 1-3, Family bathroom and the airing cupboard.

### Bedroom 1 with en-suite

18'0" x 16'8" (5.49m x 5.10m)

Large double bedroom with new and modern fitted units, 2 x uPVC double glazed windows to the side and rear, with fitted roller blinds, 1 x radiator, Smooth ceiling 1 x light fitting, Door leading to the en-suite.

### En-suite

10'5" x 8'7" (3.18m x 2.63m)

Featuring a standalone bath with shower, Wash hand basin over unit, Low level flush cistern, 1 x radiator, Feature brick wall, Velux window, Smooth ceiling with 1 x light fitting.

### Bedroom 2

17'8" x 15'6" (5.40m x 4.73m)

Laid carpet, 1 x uPVC double glazed window to the rear, Smooth ceiling with fitted downlighters, 1 x radiators.

### Bedroom 3

15'1" x 14'3" (4.61m x 4.35m)

Laid carpet, 1 x uPVC double glazed window to the rear, Smooth ceiling with fitted downlighters, 1 x radiators.

### Family bathroom

13'10" x 8'4" (4.24m x 2.56m)

Large bathroom featuring an enclosed shower, Large standalone bath, Wash hand basin over unit, 1 x radiator, Laminate flooring, 1 x Velux window, Smooth ceiling with 1 x light fitting and extractor.

### Externally

Externally and to the front there is a driveway providing off road parking, The front of the property is accessed via an attractive external front porch. The property boasts both side and rear gardens with full planning permission previously granted, (Please see planning number in summary). To the side of the property there is a detached garage and further parking if necessary, To the other side of the property there is a large garden/plot, laid mainly to lawn and also features a Garden room/Gym, the garden has a mixture of shrubbery and trees where wildlife can be heard and enjoyed, The There are several patio areas around the property and both side accesses provide entry to the property, The rear boasts a pergola housing a hot tub. (please enquire), The garden is versatile and can be adapted to the occupiers taste, Occupiers will enjoy many hours of sunshine in a quiet and tranquil setting,

### Garage

19'8" x 16'4" (6.00m x 5.00m)

Electric garage door, 1 x uPVC double glazed door, Cladded garage, Outside lighting, Tiled roof, Electric and Light supply, Attic space.

### Garden room

19'8" x 16'4" (6.00m x 5.00m)

Wooden garden room, Currently used as a gym, Electric and light supply, Window panes and door.

### Disclaimer

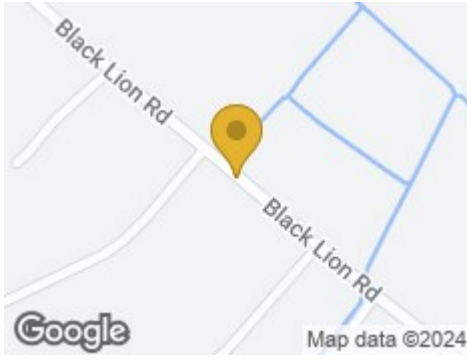
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Services: Mains electricity, gas, water and sewerage services. have not been tested and purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply with current statutory regulations. Important information All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. These particulars are set out as a general outline for guidance. Prospective purchasers/Buyers should satisfy as to their accuracy before entering any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. Please contact us if you have a specific enquiry in relation to the property, area or general enquiries.

We are awaiting confirmation from the seller to confirm whether Property advertisement is of satisfaction



## Road Map



## Hybrid Map



## Terrain Map



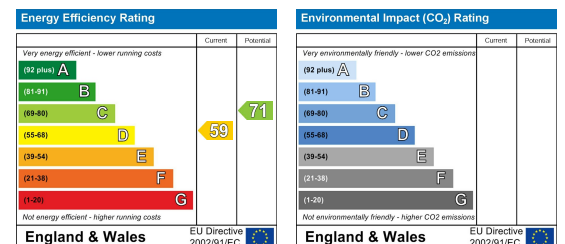
## Floor Plan



## Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.