



5 Gorsfach, Llanelli, SA14 8NE
£169,950

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Davies Craddock are delighted to present for sale this semi-detached property in the area of Gorsfach, Llanelli.

Internally, the home offers a comfortable living room and a spacious kitchen/diner on the ground floor. Upstairs, you will find three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts excellent amenities, including a spacious driveway and garage to the front, alongside a lawned garden. The rear features a private, enclosed lawned garden with mature trees, complete with a handy outdoor storage building.

The property is conveniently situated to local amenities such as schools and shops, and offers excellent road links for commuters, being just a short drive from the M4 motorway (Junction 48). It also benefits from easy access to Prince Philip Hospital and the major retail outlets at Trostre & Pemberton Retail Parks.

With no onward chain, early viewing is essential to see what this property has to offer.

Further Comprising :

Entrance

Door into;

Living Room

11'1" x 21'4" approx. (max) (3.40 x 6.51 approx. (max))

Laminate flooring, window to front, stairs to first floor.

Kitchen/Diner

9'3" x 21'4" approx. (max) (2.82 x 6.51 approx. (max))

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and electric hob with extractor hood over, space for washing machine and under counter fridge, wall mounted boiler (WORCESTER), laminate flooring, two windows to rear.





Landing

Window to side, loft access

Bedroom One

9'6" x 14'0" approx. (2.92 x 4.29 approx.)

Window to rear, radiator, storage cupboard.

Bedroom Two

8'7" x 14'0" approx. (max) (2.63 x 4.29 approx. (max))

Window to front, radiator, storage cupboard.



Bedroom Three

9'9" x 3'6" approx. (max) (2.99 x 1.081 approx. (max))

Window to front, radiator,

Bathroom

6'11" x 9'1" approx. (2.13 x 2.78 approx.)

Fitted with W/, hand wash basin vanity unit, panelled bath with shower over, vinyl flooring, radiator, window to rear.



External

Front : Driveway leading to garage, front lawn garden.

Rear : Enclosed lawned garden with side gated access. Storage/outbuildings one with W/C.

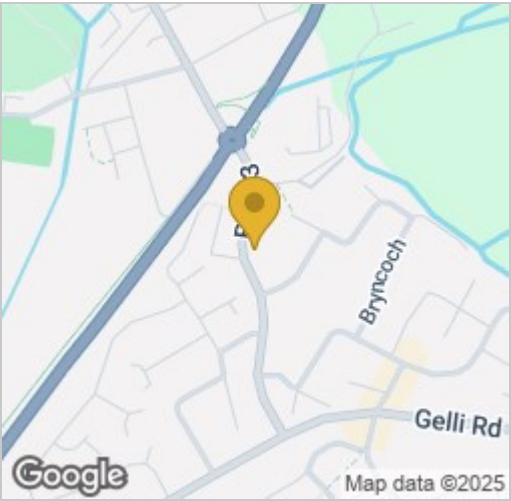
Garage

17'0" x 9'5" approx. (5.19 x 2.89 approx.)


Up and over door.

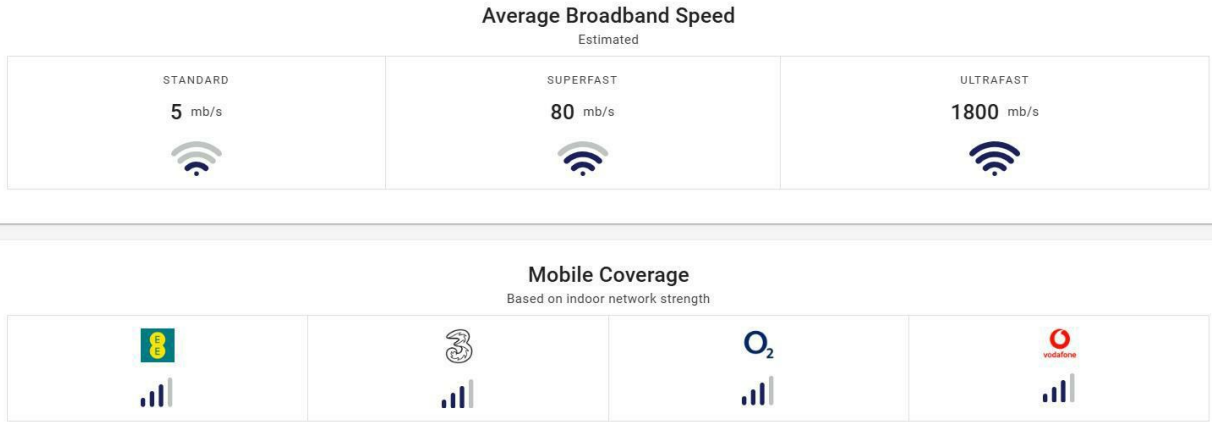


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Semi Detached Property
- Three Bedrooms
- Driveway & Garage
- Enclosed Rear Garden
- Mains Gas, Electric, Water & Drainage
- Council Tax - B (November 2025)
- EPC - C
- Freehold
- No Chain
- Ideal First Time Buy

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, 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.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes.

Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale.

A floorplan along with any boundary plan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions in any instance.

Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

We'd love to hear what you think!

LEAVE US
A REVIEW



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