



Clos Y Gat, Gorsla, Llanelli, SA14

Offers In Region Of £395,000



Calow Evans  
Estate Agents

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## Clos Y Gat, Gorsla, Llanelli, SA14

### 5/6 BEDROOM ACCOMMODATION.

A deceptively spacious modern detached property which offers five bedroom accommodation with the option of dividing the second floor into two bedrooms which will provide six bedroom accommodation (stpp). The property has been built to a high specification and enjoys a conservatory to the rear, an integral garage offers potential to convert (stpp). Externally a custom made covered bar with power and lighting which can be used all year around which is a great entertainment area with a space for a hot tub. There is oil fired central heating and double glazing to the property.

The village of Gorslas offers good basic amenities with out of town retailers located at Cross Hands business park. Ease of access to the M4 motorway and link roads via the A48 dual carriageway connection at Cross Hands. Internal viewing is recommended.





## Entrance Hallway:

Tiled floor, underfloor heating.

## Cloakroom:

WC, wash hand basin, tiled floor, understairs storage cupboard, underfloor heating.

## Lounge:

3.53m x 3.35m (11'7" x 11'0")

Double glazed window to front, laminate flooring, feature media storage & fireplace with electric fire, underfloor heating.





### **Kitchen/Dining Room:**

6.65m x 2.95m (21'10" x 9'8")

Double glazed window to rear, fitted with a range of wall and base units, Belfast sink, oak worktops with drain channel flutes, oak breakfast bar, integrated dishwasher, Rangemaster electric cooker with glass splashback and extractor canopy over, part tiled walls, downlighters, tiled floor with underfloor heating, open plan to conservatory.

### **Utility Room:**

3.02m x 1.45m (9'11" x 4'9")

Double glazed glass panel door to side, tiled floor with underfloor heating, fitted with base units, single bowl sink unit and draining board, plumbing for washing machine, door to garage.

### **Conservatory:**

3.15m x 2.97m (10'4" x 9'9")

Glass roof, double glazed French doors, tiled floor with underfloor heating.



### **First Floor Landing:**

Downlighters, single panel radiator.

### **Master Bedroom:**

3.51m x 3.35m (11'6"/10'1" x 11'0")

Double glazed window to front, built in wardrobe, double panel radiator.

### **En-Suite:**

Double glazed obscure window to side, shower enclosure, WC, pedestal wash hand basin, tiled floor, heated towel rail.



### **Bedroom Two:**

3.1m x 2.82m (10'2"/9'2" x 9'3")

Double glazed window to front, built in wardrobe, double panel radiator.

### **Bedroom Three:**

2.97m x 2.95m (9'9"7'8" x 9'8")

Double glazed window to rear, built in wardrobe, double panel radiator.

### **Bedroom Four:**

2.95m x 2.97m (9'8"/6'0" x 6'0"/9'9")

Double glazed window to rear, built in wardrobe, double panel radiator.





### **Bathroom:**

2.77m x 1.8m (9'1"/7'5" x 5'11")

Double glazed window to side, suit comprises panelled bath, WC, pedestal wash hand basin, shower enclosure, walls tiled to ceiling, tiled floor, downlighters, heated towel rail.

### **Second Floor:**

Door to staircase leading to second floor which can be divided to provide an additional two bedrooms (stpp).

### **Potential Bedroom Five:**

5.51m x 3.38m (18'1" x 11'1")

Fakro window, entrance to loft, downlighters, eaves storage, double panel radiator.



### **Potential Bedroom Six:**

5.31m x 3.12m (17'5" x 10'3")

Two Fakro windows with views, downlighters.

### **Integral Garage:**

4.75m x 2.82m (15'7" x 9'3")

Housing oil boiler providing domestic hot water and central heating, up and over door, electricity connected, potential to convert (stpp).

### **Externally:**

Front tarmacadam driveway leading to an integral garage, side pedestrian access to both sides leading to a manageable garden, paved patio and artificial lawned area, custom made bar with slate roof, electricity connected, power and lighting, space for hot tub.



### **Services:**

We have been advised all mains services are connected, oil fired central heating.

### **Tenure:**

Freehold.

### **Council Tax:**

D.



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