



Clos Maes Rhedyn, Gorslas, SA14 6SG

Offers In Region Of £265,000



Calow Evans
Estate Agents

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Clos Maes Rhedyn, Gorslas, SA14 6SG

A three bedroom detached modern property situated on a popular development in the village of Gorslas. This ideal family home enjoys a full width kitchen/diner with French doors opening out on to the patio area and benefits from ground floor cloakroom, first floor bathroom and en-suite facilities. There is gas fired central heating and double glazing throughout, Externally, the property enjoys a tarmac driveway, detached garage and an enclosed low maintenance rear garden.

The village of Gorslas is conveniently situated to Cross Hands which offers excellent shopping facilities including out of town retailers located at Cross Hands business park, also easy access to the A48 dual carriageway connection and the M4 motorway.





Accommodation:

Entrance Hall

Laminate flooring, under stairs storage cupboard, stairs to first floor.

Cloakroom

Double glazed window to front, single panel radiator, WC, wash hand basin.





Lounge

4.6m x 3.38m (15'1" x 11'1"/10'1")

Double glazed bay window to front, double panel radiator, laminate flooring.

Kitchen/Diner

5.64m x 3.99m (18'6" x 13'1"/10'1")

Double French doors to rear, double glazed window to rear, fitted with wall & base units, integrated dishwasher & washing machine, electric eye-level oven & grill, gas hob, extractor fan over, sink & draining board unit, cupboard housing 'Baxi' gas boiler providing domestic hot water & central heating.

First Floor Landing

Double glazed window to side.

Bedroom One

3.63m x 3.35m (11'11" x 11'0")

Double glazed window to front, single panel radiator, built in wardrobes.

En-suite

Double glazed window to side, mains shower in cubicle, WC, wash hand basin, single panel radiator.

Bedroom Two

3.35m x 3.05m (11'0"/9 x 10'0")

Double glazed window to rear, radiator, built in wardrobes.

Bedroom Three

3.35m x 2.18m (11'0" x 7'2")

Double glazed window to rear, radiator.

Bathroom

Double glazed window to front, suite comprising panelled bath, mains shower over, WC, wash hand basin, cupboard housing hot water tank, heated towel rail.

Externally

Side tarmac driveway providing ample parking, detached garage with up-and-over door, side pedestrian access to an enclosed low maintenance rear garden comprising paved patio area, decked area and artificial grass.





Services

We are advised that mains services are connected.

Tenure

Freehold.

Council Tax

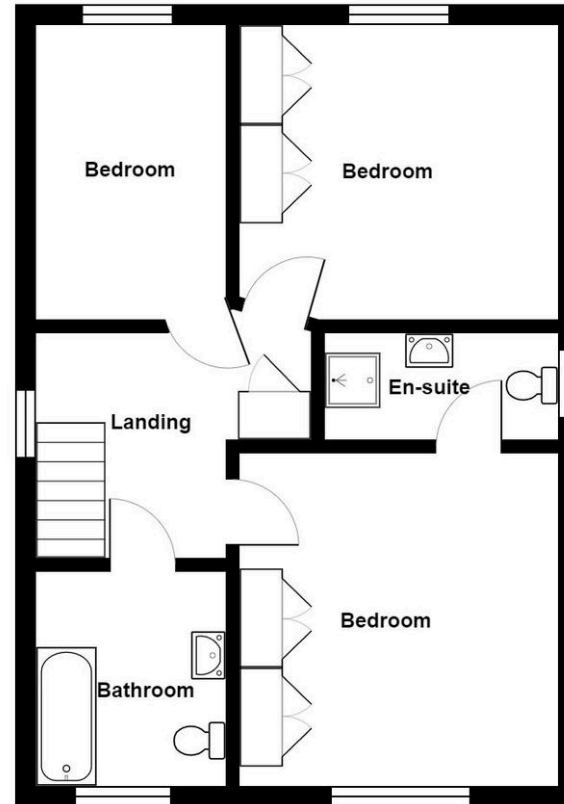
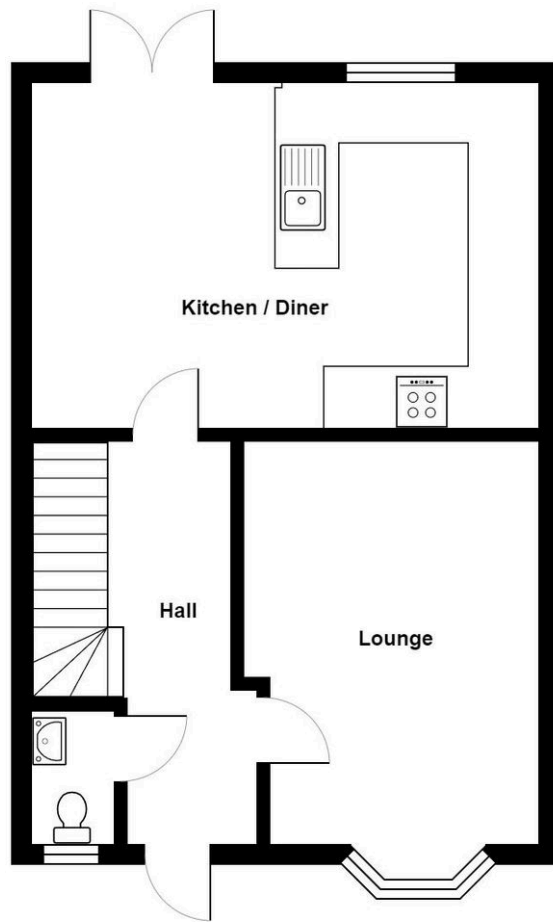
Band D



Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.





All measurements are approximate and for display purposes only



Address

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Office Contact

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