

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
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**The Telegraph**



**65 Cross Hands Road, Gorslas, Llanelli, Carmarthenshire. SA14 6RP**



**PETER MORGAN**

**£100,000** Guide Price

Main Features

- For Sale by Modern Auction
- Three Bedroom Semi-detached
- Situated in the village of Gorslas
- Easy access to the A48, linking to the M4 motorway
- Utility Room
- Two Reception Rooms
- Council Tax Band: C
- EPC Rating: E

General Information

Tawe House, 65 Cross Hands Road, Gorslas, Llanelli, SA14 6RP, is a charming three-bedroom semi-detached house offering a blend of traditional character and modern comfort. This freehold property presents an excellent opportunity for families or investors seeking a spacious home in a convenient location.

For further information, please follow the below link:

<https://southwales.townandcountrypropertyauctions.co.uk/lot/details/142724>

Viewings

Strictly By Appointment Only

Utilities

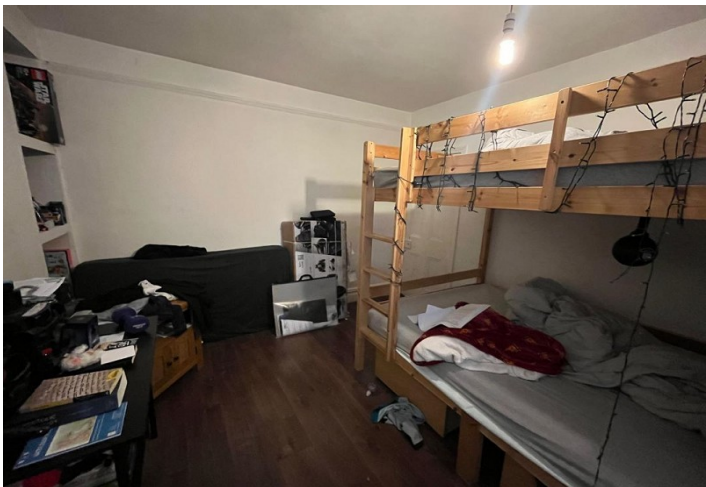
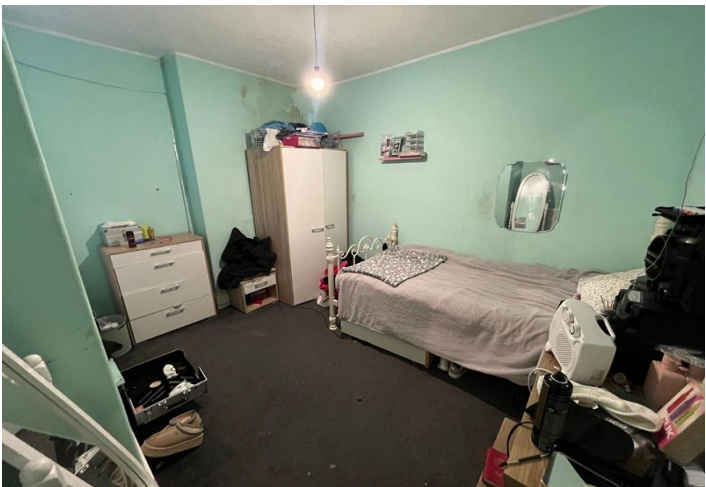
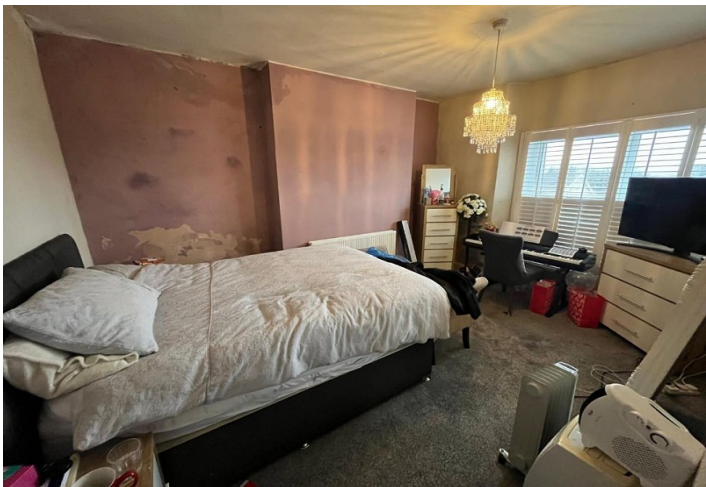
Mains electricity, mains water, mains gas, mains drainage (not tested)

Current council tax bandingC

Current heating typeGas

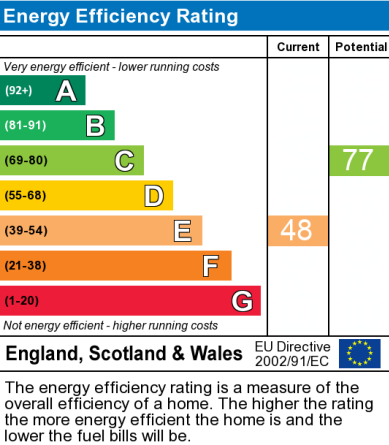
TenureFreehold







65 Cross Hands Road, Gorslas, Llanelli, Carmarthenshire. SA14 6RP



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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# PETER MORGAN

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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