



12 Clos Y Gwendraeth, Gorslas, Llanelli, SA14 6DJ

Offers in the region of £190,000

A modern semi detached house set in the village of Gorslas, close to local amenities and within easy access of the A48/M4 motorway. Accommodation comprises entrance hall, downstairs WC, lounge, kitchen/diner, 3 bedrooms one with en suite and bathroom. The property benefits from oil central heating, uPVC double glazing, solar panels, off road parking for 2 cars and enclosed rear garden.

Ground Floor

Composite entrance door to

Entrance Hall

with stairs to first floor, under stairs cupboard and radiator.

Lounge

14'2" x 8'5" (4.32 x 2.58)



with radiator and uPVC double glazed window to front. Opening to

Kitchen/Diner

11'6" x 17'7" (3.53 x 5.38)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with monobloc tap, 4 ring electric hob with extractor over and oven under, plumbing for automatic washing machine, plumbing for automatic dishwasher, wall mounted boiler providing domestic hot water and central

heating, radiator and uPVC double glazed windows and French doors to rear.

Downstairs WC

6'6" x 3'6" (2.00 x 1.07)



with low level flush WC, pedestal wash hand basin, radiator, part tiled walls, downlights, extractor fan and uPVC double glazed window to front.

First Floor

Landing

with hatch to roof space and built in cupboard with water cylinder and solar panel manifold.

Bedroom 1

10'9" x 9'6" (3.29 x 2.92)



with radiator and uPVC double glazed window to front.

En Suite

3'11" x 6'11" (1.20 x 2.13)



with low level flush WC, pedestal wash hand basin, shower enclosure with mains shower, part tiled walls, heated towel rail and extractor fan.

Bedroom 3

8'8" red to 7'1" x 7'5" (2.66 red to 2.16 x 2.28)



with radiator and uPVC double glazed window to rear.

Bedroom 2

10'4" x 9'7" (3.17 x 2.93)



with radiator and uPVC double glazed window to rear.

Bathroom

5'7" x 7'5" (1.71 x 2.28)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, part tiled walls, extractor fan, heated towel rail, downlights and uPVC double glazed window to front.

Outside



with lawned garden to front and tarmac drive for 2 cars, side paved and gravelled access to rear garden with gravelled area and decked.

Services

Mains electricity, water and drainage.

Council Tax

Band D.

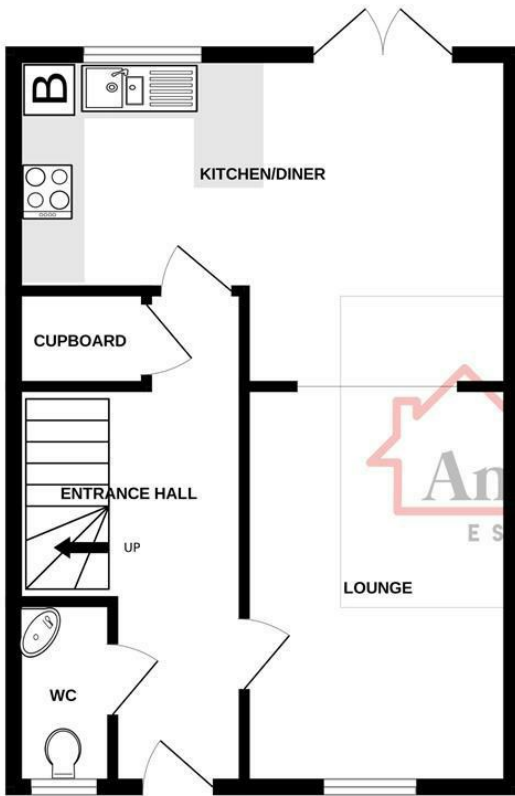
NOTE

All photographs are taken with a wide angle lens.

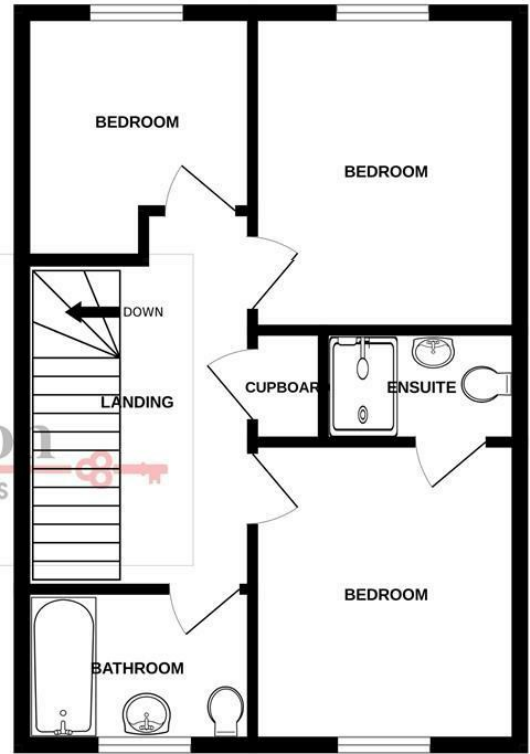
Directions

Leave Ammanford on College Street and follow the road for approximately 2 miles into Llandybie turn left at the crossroads onto Blaenau Road, follow the road for approximately 4 miles and at the sixways junction in Gorslas turn left onto Cross Hands Road. Continue for approximately quarter of a mile and turn right into Clos Y Gwendraeth and the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		97
	(81-91) B		86
	(69-80) C		
	(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.