



Eiros , Maesybont, Llanelli, SA14 7HF

Offers in the region of £129,950

POSSESSORY TITLE ONLY!

A semi detached house in need of renovation set in a quiet location but close to the village of Gorslas, close to local amenities and within easy access of the A48/M4 motorway. Accommodation comprises lounge, sitting room, kitchen, downstairs bathroom and 3 bedrooms. The property benefits from gas central heating, wooden single glazing, off road parking, large detached garage and rear garden.

Ground Floor

uPVC double glazed entrance door to

Lounge

10'9" x 15'6" (3.30 x 4.73)



with stairs to first floor, fireplace, radiator, electric radiator and single glazed wood window to front.

Sitting Room

10'10" x 12'6" (3.31 x 3.83)



with Aga, alcove cupboard, under stairs cupboard, alcove cupboard, radiator, beamed ceiling and single glazed wood window to rear.

Kitchen

6'0" x 9'5" (1.85 x 2.88)



with range of fitted base and wall units, display cabinets, single drainer sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, plumbing for automatic washing machine, part tiled walls, tiled floor, radiator and single glazed wood window to side and wooden door to side.

Downstairs Bathroom

4'9" x 8'4" (1.45 x 2.56)



with low level flush WC, vanity wash hand basin with cupboards under, bath with shower attachment taps and glass screen, part tiled walls, radiator and single glazed wood window to rear.

First Floor

Landing

with hatch to roof space, radiator and single glazed wood window to rear.

Bedroom 1

9'10" x 8'5" (3.02 x 2.58)



with single glazed wood window to front.

Bedroom 2

9'1" x 10'0" red to 7'11" (2.78 x 3.07 red to 2.42)



with built in cupboard and single glazed wood window to rear.

Bedroom 3

9'1" x 6'11" (2.78 x 2.11)



with single glazed wood window to front.

Outside



with lawned garden to front, side drive for several cars and large detached garage with double doors and power and light connected, free standing boiler providing domestic hot water and central heating, Belfast sink unit, outside lights, lawned garden, mature shrubs and trees, brick built storage shed and store shed.

Services

Mains electricity, water and drainage.

Council Tax

Band C

NOTE

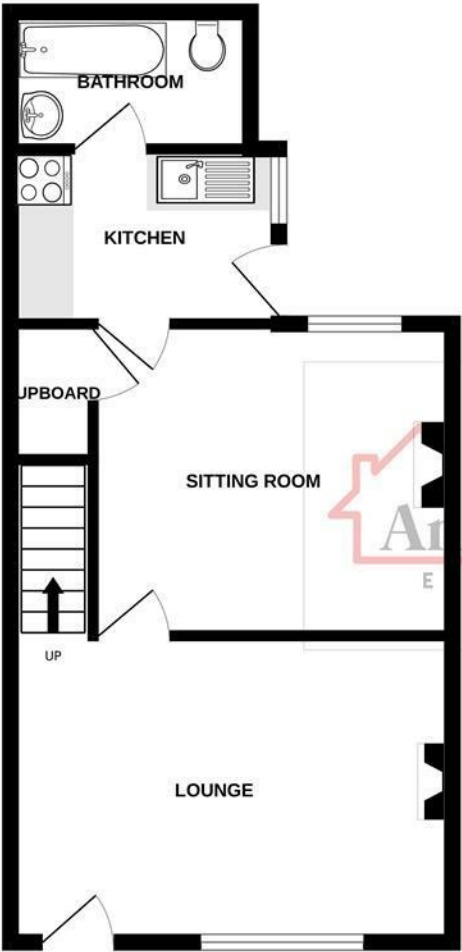
All photographs are taken with a wide angle lens.

Directions

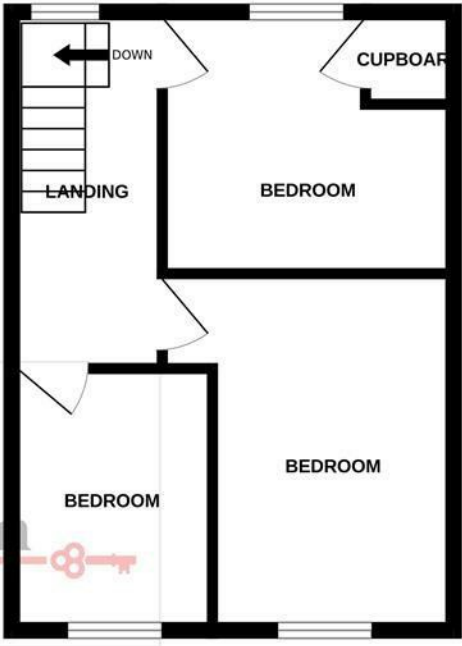
At the sixways junction in Gorslas take the turning for Church Road and follow the road for 1.5 miles. At the junction go straight

across and travel for a further 0.5 miles and the property can be found on the left hand side, identified by our For Sale board.

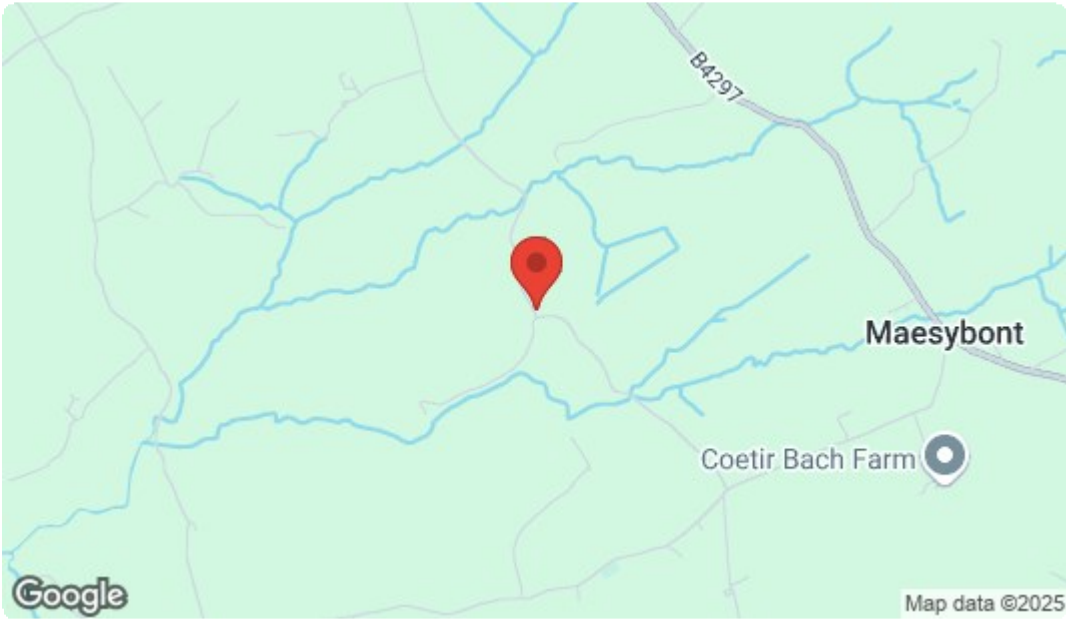
GROUND FLOOR



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		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(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.