



14 Cysgod Yr Ysgol, Gorslas, Llanelli, SA14 7AX

Offers in the region of £184,950

A semi detached house set in the popular village of Gorslas with easy access to the A48/M4 motorway. Accommodation comprises entrance hall, downstairs WC, lounge, kitchen/diner, 2 bedrooms and bathroom. The property benefits from oil central heating, uPVC double glazing, off road parking for 1 car and front and rear gardens.

Ground Floor

Composite entrance door to

Entrance Hall

with stairs to first floor, radiator and laminate floor.

Downstairs WC

6'3" x 3'0" (1.91 x 0.92)



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

Lounge

13'10" x 10'1" (4.24 x 3.08)



with laminate floor, radiator and uPVC double glazed window to front.

Kitchen

9'6" x 13'6" (2.92 x 4.13)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with monobloc tap, 4 ring electric cooker with extractor over and oven under, plumbing for automatic washing machine, built in cupboard, tiled floor, radiator, downlights and uPVC double glazed window and French doors to rear.

First Floor

Landing

with hatch to roof space.

Bedroom 1

8'7" x 13'6" (2.64 x 4.14)



with radiator and uPVC double glazed window to rear.

Bathroom

6'2" x 5'6" (1.88 x 1.70)



with low level flush WC, pedestal wash hand basin, panelled bath with electric shower over and glass screen, part tiled walls, extractor fan, heated towel rail and downlights.

Bedroom 2

8'3" x 9'10" (2.53 x 3)



with 2 built in cupboards one with hot water cylinder and solar panel manifold and one with hanging rail, radiator and uPVC double glazed window to front.

Outside



with garden to front, side access to enclosed rear garden with patio area, lawned garden and gate to off road parking.

Services

Mains electricity, water and drainage.

NOTE

All internal photographs are taken with a wide angle lens.

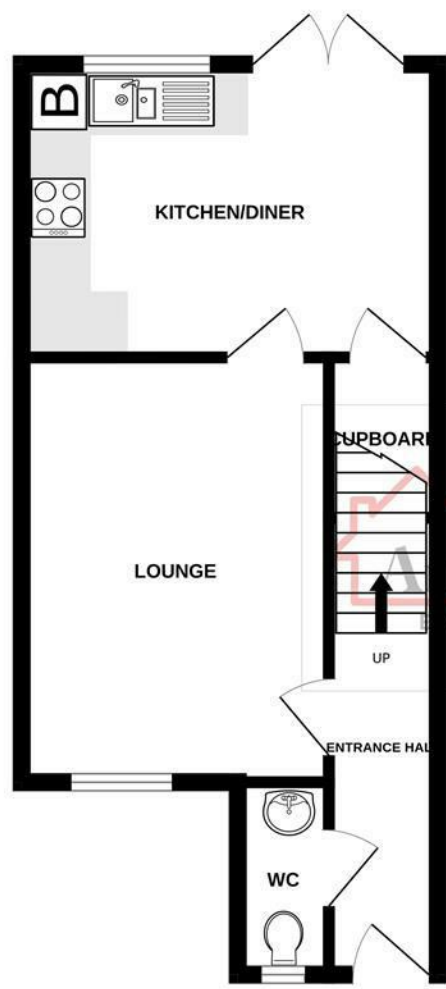
AGENTS NOTE

The property has owned solar panels.

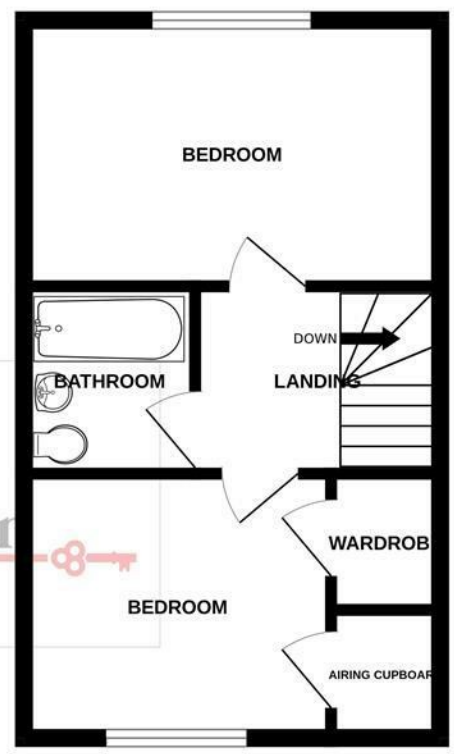
Directions

From the A48 roundabout at Cross Hands take Llandeilo Road and at the first the six ways crossing in Gorslas take the Cefneithin road and travel for approximately half a mile. Turn into Cysgod Yr Ysgol and the property can be found on the left hand side.

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		92
(81-91) B	78	
(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.