



## **30 Ffordd Werdd, Gorslas, Llanelli, SA14 7NE**

**Offers in the region of £350,000**

We are delighted to offer for sale this well presented detached bungalow in a sought after location with fine views to rear, within easy access to the growing centre of Cross Hands and the A48/M4 motorway. Accommodation comprises entrance hall, lounge, dining room, sun room, kitchen, utility room, 3 bedrooms (one with en suite shower room) and bathroom. The property benefits from LPG under floor heating throughout, uPVC double glazing, off road parking for several cars, integral garage and rear garden with fine views.



## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with engineered oak floor, coved ceiling and airing cupboard with radiator and slatted shelves.

### Lounge

11'11" x 14'8" (3.64 x 4.49)



with electric fire in feature surround, coved ceiling and 2 uPVC double glazed windows to front. Arch to dining room

### Sun Room

9'4" x 8'2" (2.87 x 2.49)



with wood floor, downlights and uPVC double glazed windows to side and rear and French doors.

## Dining Room

10'9" x 8'3" (3.3 x 2.52)



with coved ceiling and uPVC double glazed French doors to rear.

## Kitchen

10'9" x 14'9" (3.3 x 4.52)



with range of Sigma 3 fitted base and wall units, stainless steel one and a half bowl sink unit with mixer taps, Neff 4 ring induction hob with extractor over, Neff built in oven and microwave, Bosch integrated automatic dishwasher, Neff integrated fridge freezer, part tiled walls, tiled floor, downlights, coved ceiling and uPVC double glazed window to rear.



## Utility

5'8" x 9'8" (1.75 x 2.95)



with range of fitted base and wall units, stainless steel single drainer sink unit with monobloc tap, plumbing for automatic washing machine, part tiled walls, tiled floor, extractor fan, coved ceiling and uPVC double glazed door to rear.

## Bedroom 1

10'5" x 11'6" (3.18 x 3.51)



with coved ceiling and uPVC double glazed window to rear.

## En Suite

3'9" x 7'8" (1.15 x 2.34)

with low level flush WC, pedestal wash hand basin, shower enclosure with mains shower, tiled floor, tiled walls, extractor fan, coved ceiling and uPVC double glazed window to side.

## Bedroom 2

11'6" x 11'3" (3.51 x 3.44)



with coved ceiling and uPVC double glazed window to front.

## Bedroom 3

11'6" x 10'8" (3.52 x 3.26)



with coved ceiling and uPVC double glazed window to front.

## Bathroom

10'10" max x 7'6" (3.31 max x 2.29)



with low level flush WC, pedestal wash

hand basin, panelled bath with central taps, shower enclosure with mains shower, tiled floor, tiled walls, extractor fan, heated towel rail, down lights, coved ceiling and uPVC double glazed window to rear.

## Outside



with green slate garden to front, side access to rear garden with lawned area, 2 paved patios, flower borders, fruit trees, sunken LPG tank and views.

## Integral Garage

16'10" x 9'8" (5.14 x 2.96)

with up and over door, power and light connected, hatch to roof space, coat hooks and wall mounted gas boiler providing domestic hot water and central heating.

## Services

LPG central heating, electricity, water and drainage.

## NOTE

All photographs are taken with a wide angle lens.

## Council Tax

Band D

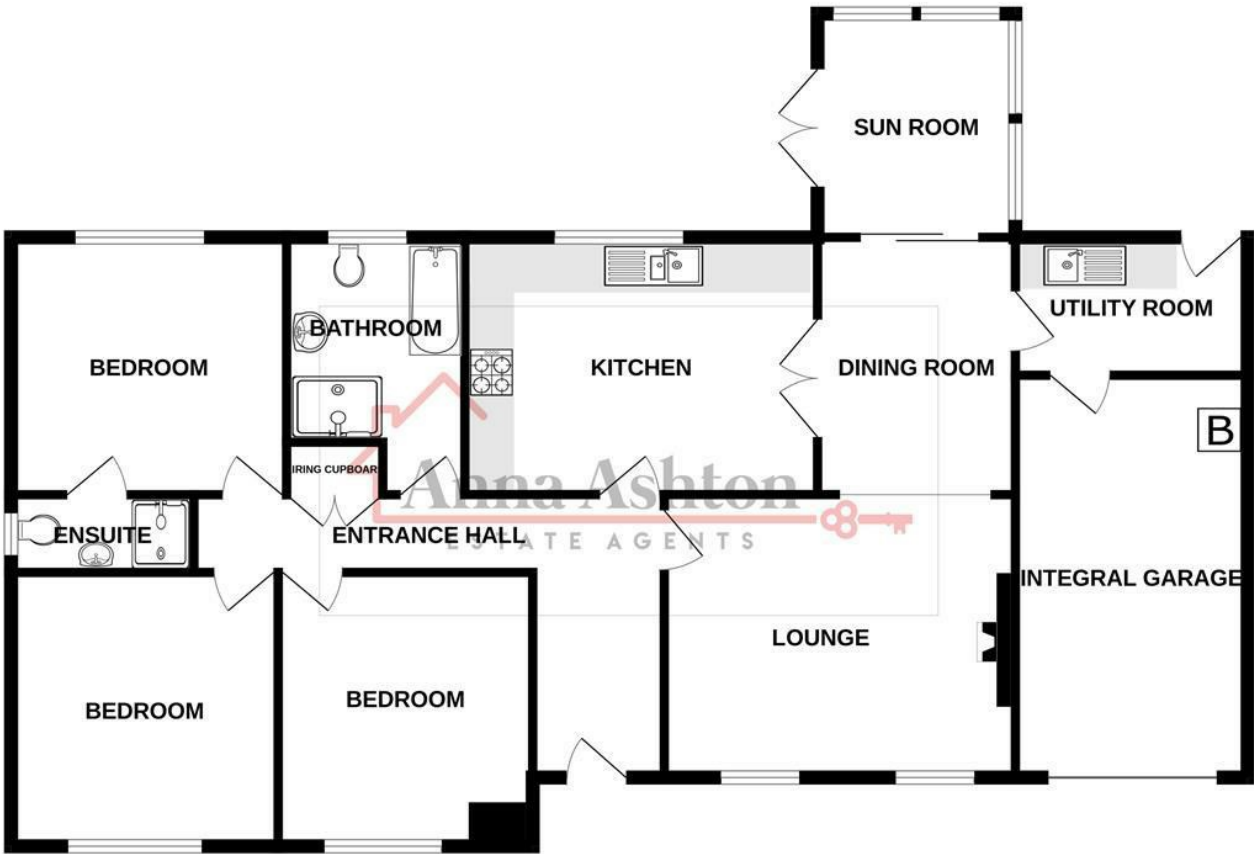
## Directions

From the six ways crossing in Gorslas take Church Road and proceed up the hill towards Llyn Llech Owain Country Park. As you reach the top of the hill turn left into Ffordd Werdd then first left. Proceed straight on then turn right and the bungalow can be found towards the end of the cul de sac on the left hand side.

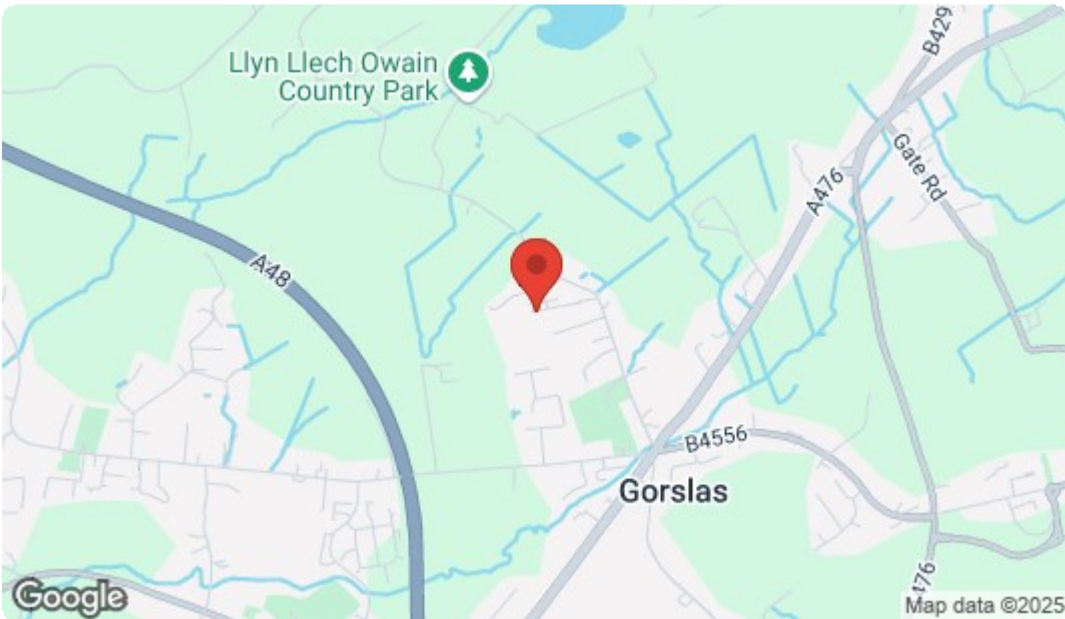
## Agents Note

The road is currently unadopted and there is management fee of £275 per annum.

GROUND 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   |         | 86        |
| (81-91) B   | 74      |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         | 93        |
| (81-91) B   | 83      |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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.