



**8 Grove Hill Park, Gorslas, Llanelli, SA14 7LF**

**Offers in the region of £275,000**

A detached bungalow set in the village of Gorslas, close to local amenities and within easy access of the A48/M4 motorway. Accommodation comprises entrance hall, kitchen, lounge, 3 bedrooms and bathroom. The property benefits from oil central heating, uPVC double glazing, off road parking, detached garage and front and rear gardens.



## Ground Floor

Composite entrance door to

### Entrance Hall

4'3" x 8'6" (1.31 x 2.6)

with radiator, laminate floor and coved ceiling.

### Kitchen

11'11" x 8'8" (3.65 x 2.66)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, plumbing for automatic washing machine, Integrated fridge freezer, Part Respatex walls, laminate floor, upright radiator, coved ceiling and uPVC double glazed window and composite stable door to side.

### Lounge

17'11" x 11'11" (5.47 x 3.64)



with radiator, coved ceiling and uPVC double glazed window to front.

### Inner Hall

with hatch to roof space, radiator and coved ceiling.

## Bedroom 1

11'10" x 11'9" (3.61 x 3.60)



with radiator, coved ceiling and uPVC double glazed window to rear.

## Bedroom 2

11'8" x 8'11" (3.57 x 2.74)



with radiator, coved ceiling and uPVC double glazed window to rear.

### Bedroom 3

7'10" x 8'9" (2.40 x 2.67)



with radiator, coved ceiling and uPVC double glazed window to side.

### Bathroom

6'10" x 5'10" (2.10 x 1.79)



with low level flush WC, pedestal wash hand basin, panelled bath with mains shower over and glass screen, heated towel rail, part tiled walls, textured and coved ceiling, shaver point and uPVC double glazed window to side.

### Outside



with lawned garden to front, tarmac driveway for several cars leading to detached garage with up and over door and window to side. Side access either side to rear garden with gravelled areas, patio areas, outside boiler providing domestic hot water and central heating and outside tap.

### Services

Mains electricity, water and drainage.

### Council Tax

Band D

### NOTE

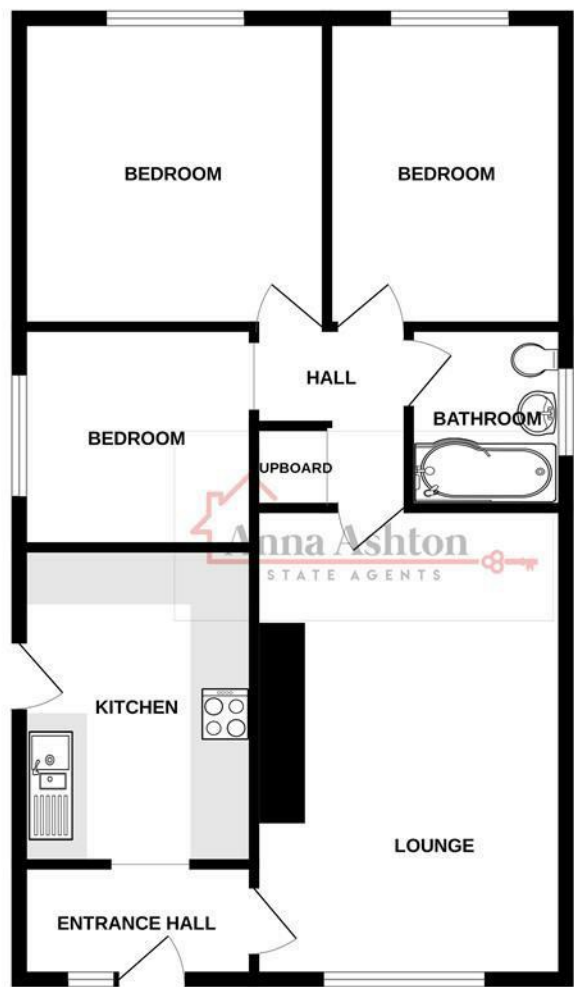
All internal photographs are taken with a wide angle lens.

### Directions

From six ways in cross hands take the right hand turn to go past the Tafarn Y Phoenix on the B4556 onto Penygroes Road and travel for approximately half an hour mile. Turn third right onto Grove Hill Park and take the first right and the property can be found at the bottom of the hill, identified by our For Sale board.



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   |         |                         |
| (81-91) B   |         |                         |
| (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   |         |                         |
| (81-91) B   |         |                         |
| (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.