



**16 Cefneithin Road, Gorslas, Llanelli, SA14 7HT**

**Offers in the region of £239,950**

**NO ONWARD CHAIN** - A recently modernised semi detached house conveniently located within the village of Gorslas, close to local amenities and only half a mile to the A48 and growing centre of Cross Hands. Accommodation comprises entrance vestibule, hallway, lounge, dining room, kitchen, utility room, downstairs bathroom, 3 double bedrooms and shower room. The property benefits from oil central heating, uPVC double glazing, front car parking and good size rear garden. Viewing is highly recommended.

## Ground Floor

uPVC double glazed and leaded entrance door into

## Entrance Vestibule

4'3" x 4'5" (1.32 x 1.37)

with original tile floor, shelf and half glazed door into

## Hallway

with stairs to first floor, radiator and opening to

## Lounge

11'5" x 12'10" (3.49 x 3.93)



with under stairs cupboard and further store cupboard, radiator, coved ceiling, 2 feature arch panels, uPVC double glazed window to rear and double doors to

## Dining Room

10'0" x 11'7" (3.05 x 3.54)

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

## Kitchen

12'0" x 11'2" (3.67 x 3.42)



with range of fitted wall and base units, stainless steel single drainer sink unit with mixer tap and immediate hot water tap, integrated fridge freezer, integrated dishwasher, freestanding electric range with induction hob and extractor over, freestanding boiler providing domestic hot water and central heating (set in cupboard) part tiled walls, uPVC double glazed window and door to side and concealed entrance to

## Utility Room

7'11" x 6'1" (2.42 x 1.87)



with base unit and work surface over, plumbing for automatic washing machine, part tiled walls, radiator and uPVC double glazed window to rear.

## Bathroom

8'5" x 5'0" (2.58 x 1.53)



with low level flush WC, vanity wash hand basin with cupboard under, panelled bath with shower attachment taps, lighted mirror, airing cupboard with radiator and slatted shelving, part tiled walls and uPVC double glazed window to side.

## First Floor

### Landing

with hatch to roof space and coved ceiling.

### Bedroom 1

10'6" x 12'1" (3.22 x 3.7)



with radiator, coved ceiling, feature panelled wall and 2 uPVC double glazed windows to front.

## Dressing Room

3'6" x 10'6" (1.09 x 3.21)



with shelving and hanging space.

### Bedroom 2

11'1" x 10'0" (3.39 x 3.05)



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

### Inner Landing

## Shower Room

4'9" x 7'3" (1.45 x 2.23)



with low level flush WC, vanity wash hand basin with cupboard under, shower enclosure with mains shower, extractor fan, heated towel rail, part tiled walls, lighted mirror and down lights.

## Bedroom 3

6'11" x 11'2" (2.11 x 3.42)



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

## Outside



Tarmacadam parking area for 2 cars to front.

Side pedestrian access to rear with artificial grass patio area, block built store shed, glasshouse awned garden and flower borders.

## Services

Mains water, electricity and drainage.

## Council Tax

Band B.

## Agents Note

There are solar panels on the property which are owned by the seller and will be transferred on sale.

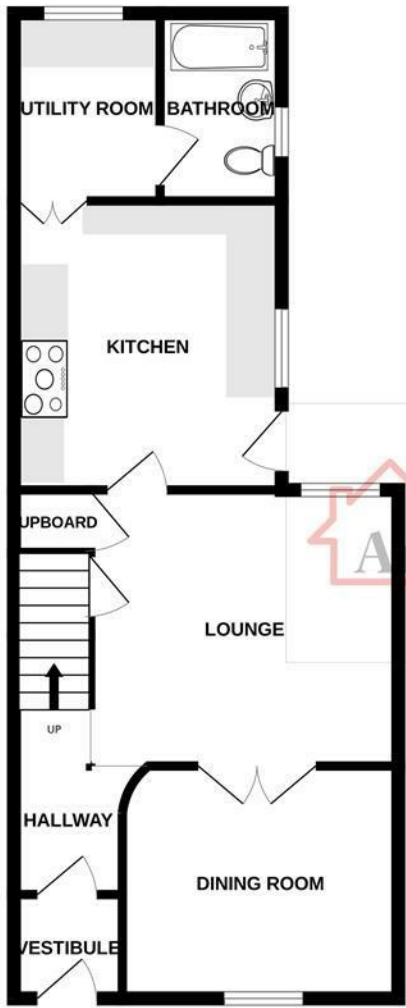
## Directions

Leave Ammanford on College Street and travel 2 miles to the village of Llandybie. At the cross roads turn left and travel a further 3 miles into Penygroes. Proceed through the crossroads and at the round about turn right. At the next junction turn right then left. Continue to Gorslas and at the junction turn left then right onto Cefneithin Road and the property can be found on the right hand side, just after the park and identified by our For Sale board.

## NOTE

All photographs have been provided by the vendor.

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		95
(81-91) B	85	
(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.