



35 Gorsddu Terrace, Penygroes, Llanelli, SA14 7PE

Offers in the region of £189,950

A semi detached house set in the village of Penygroes with easy access to Cross Hands and the M4 motorway. Accommodation comprises entrance hall, lounge/diner, sitting room, kitchen, 3 bedrooms and bathroom. The property benefits from oil central heating, uPVC double glazing, off road parking for 1 car and enclosed rear garden with outbuildings.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor and radiator.

Lounge/Diner

21'10" x 13'5" red to 11'1" (6.67 x 4.11 red to 3.39)



with feature fireplace, 2 radiators, coved ceiling and 2 uPVC double glazed windows to side and one to front.

Sitting Room

12'2" x 12'11" red to 8'4" (3.72 x 3.95 red to 2.55)



with multi fuel fire, under stairs cupboard, laminate floor, radiator, coved ceiling, downlights and uPVC double glazed window to side and rear.

Hall

2'11" x 10'4" (0.89 x 3.16)

with storage area, part tiled walls and uPVC double glazed door to side.

Kitchen

13'1" x 8'9" (3.99 x 2.68)

with range of fitted base and wall units, display cabinets, 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, part tiled walls, heated towel rail and uPVC double glazed window to side and rear.

First Floor

Landing

with dado rail

Bedroom 1

11'10" x 15'1" (3.61 x 4.61)



with hatch to roof space, radiator, coved ceiling and 2 uPVC double glazed windows to front.

Bedroom 2

9'8" x 9'2" (2.96 x 2.80)



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

Bedroom 3

6'5" x 9'8" (1.96 x 2.97)



with radiator and uPVC double glazed window to rear.

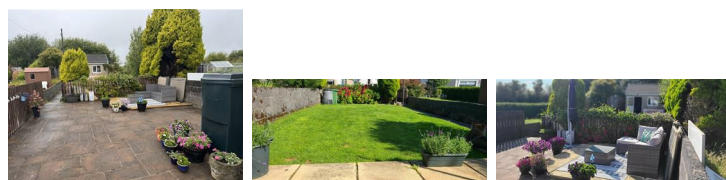
Bathroom

5'1" x 5'7" (1.55 x 1.72)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with mains shower over, tiled walls, heated towel rail, textured ceiling and uPVC double glazed window to side.

Outside



with off road parking for one car to front, side access to rear garden with paved patios areas, lawned garden, mature shrubs and trees, outside tap and various outbuildings.

Shed/Workshop (3.46 x 4.31) with window and door to front

Shed (2.89 x 1.80) with window and door to front.

Log Store (3.13 x 1.86) with power and light connected

Outside WC (1.05 x 1.62) with low level flush WC and window to front.

Services

Mains electricity, water and drainage.

Council Tax

Band B

NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street, turn third left into Station Road then second right towards Capel Hendre. Proceed over the level crossing and continue to the crossroads in Capel Hendre. Turn right and travel up the hill, turn left towards Gorslas and travel for approximately one mile and turn right onto Gorsddu Terrace and the property can be found on your 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			
(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 ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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.