



**95 Cross Hands Road, Gorslas, Llanelli, SA14 6RW**

**Offers in the region of £169,950**

A semi detached house set in the village of Gorslas, close to local amenities and within easy access of the A48/M4 motorway. Accommodation comprises entrance hall, lounge, sitting room, kitchen, utility room, 3 bedrooms, shower room and bathroom. The property benefits from LPG central heating, uPVC double glazing, shared drive to rear parking for 2/3 cars and rear garden.



## Ground Floor

uPVC double glazed entrance door to

### Vestibule

with tiled floor and half etched glazed door to

### Entrance Hall

with stairs to first floor, under stairs storage, laminate floor and radiator.

### Lounge

9'5" x 11'6" (2.89 x 3.52)



with feature fireplace, radiator and uPVC double glazed window to front.

### Sitting Room

11'11" x 9'9" (3.64 x 2.99)



with wall mounted fireplace, laminate floor, radiator and uPVC double glazed window to rear.

## Kitchen

13'0" x 9'6" (3.97 x 2.91)



with range of fitted base and wall units, display cabinets, stainless steel single drainer sink unit with mixer taps, extractor fan, free standing Rangemaster Toledo oven, under floor heating, part tiled walls, tiled floor and uPVC double glazed window to side.

### Utility Room

4'9" x 6'5" (1.47 x 1.96)



with under floor heating, plumbing for automatic washing machine, space for tumble dryer, work surface, wall mounted gas boiler providing domestic hot water and central heating, tiled floor and uPVC double glazed window to side and door to rear.

## First Floor

### **Landing**

with hatch to roof space and arch to inner landing

### **Bedroom 1**

10'9" x 10'1" (3.3 x 3.08)



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

### **Bedroom 2**

10'6" x 10'0" (3.22 x 3.06)



with fitted wardrobes, radiator and uPVC double glazed window to rear.

### **Bedroom 3**

7'7" x 5'3" (2.33 x 1.62)



with radiator and uPVC double glazed window to front.

### **Shower Room**

4'7" x 3'4" (1.4 x 1.04)



with tiled shower cubicle with electric shower, pedestal wash hand basin and radiator



## Bathroom

7'10" max x 9'8" (2.4 max x 2.96)



with low level flush WC, pedestal wash hand basin, panelled bath with dual end, part tiled walls, radiator and uPVC double glazed window to side.

## Outside



with small enclosed garden to front, shared side drive leading to rear parking for 2/3 cars with double gates, enclosed rear garden with brick paved courtyard, timber shed, outside tap, lawned garden and profile sheet shed.

## Services

Mains LPG, electricity and water.

## NOTE

All photographs are taken with a wide angle lens.

## Council Tax

Band D

## Directions

Leave Ammanford on College Street and follow the road for approximately 2 miles into Llandybie turn left at the crossroads onto Blaenau Road, follow the road for approximately 4 miles and at the junction turn left onto Cross Hands Road, follow the road for approximately half a mile and the property can be found on the left hand side, identified by our For Sale board.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.