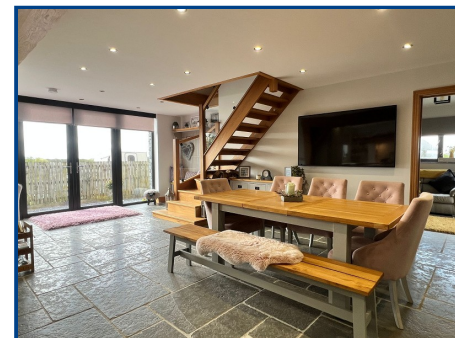




**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
14 Offices Across South Wales

**The Mount 25 Llandeilo Road  
Gorslas  
Llanelli  
Carmarthenshire.  
SA14 7LL**

Price **£675,000**



- Four bedroom high standard detached family home
- Open plan kitchen/dining/sitting room
- Lounge, sitting room, study
- Bathroom, utility, wet room, 2 en-suites
- Garden room, two garages, stables
- Upvc glazing
- Air source central heating.
- Ample off road parking
- Viewings highly recommended

**General Description**

We have the pleasure in offering for sale this four bedroom high standard detached family home situated in approximately 0.7 of an acre in the village of Gorslas close to local amenities including country park, primary school, public house/restaurant, shops. The property lay approximately 1 mile from Cross Hands town centre and its amenities including, retail park, cinema, public houses, restaurants, secondary school, primary school and further amenities. The property is approximately 11 1/2 miles from Carmarthen and its wider available amenities.

**EPC Rating: C69**

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

**Important notice**

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Professional Services**

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

## Llandeilo Road, Gorslas, Llanelli, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this four bedroom high standard detached family home situated in approximately 0.7 of an acre in the village of Gorslas close to local amenities including country park, primary school, public house/restaurant, shops. The property lay approximately 1 mile from Cross Hands town centre and its amenities including, retail park, cinema, public houses, restaurants, secondary school, primary school and further amenities. The property is approximately 11 1/2 miles from Carmarthen and its wider available amenities and approximately 6 miles from Ammanford town centre and its amenities.

The accommodation briefly comprises open plan kitchen/dining/sitting room, wet room, utility, lounge, sitting room, study, landing, bathroom and 4 bedrooms, two with an en-suite.

The property benefits from air source central heating, upvc glazing, oak internal wood work throughout, high quality fixtures, outbuildings and views to the surrounding countryside.

Viewings highly recommended.

### Upvc glazed door to

**Open Plan Kitchen/Dining/Sitting Area (27' 6" Max x 25' 11" Max) or (8.38m Max x 7.91m Max)**

### Kitchen Area (17' 9" x 14' 10") or (5.40m x 4.53m)

Upvc glazed window to front, twenty down lights, limestone flooring with under floor heating, fitted wall and base units, quartz splash back, quartz work surface, two bowl belfast sink unit with mixer tap, SMEG range cooker with extractor fan over and decorative oak beam, plumbing for dishwasher, exposed beam ceiling, cupboard with lighting and electric points, hard wired smoke alarm, kitchen island with quartz work surface, built in electric point, wine cooler, base units and breakfast bar to one side.

### Dining Area (17' 2" x 12' 2") or (5.24m x 3.72m)

Eleven down lights, limestone flooring with under floor heating, TV point.

### Sitting Area (17' 9" x 7' 6") or (5.40m x 2.28m)

Upvc glazed patio doors to front, limestone flooring with under floor heating, six down lights, hard wired smoke alarm, oak stairs to first floor.

### Wet Room (5' 3" x 4' 11") or (1.61m x 1.50m)

Upvc glazed window to side, four down lights, extractor fan, limestone flooring with under floor heating, brick effect tiled walls, close coupled WC, wash hand basin, shower head and attachment.

### Utility (10' 8" x 9' 11") or (3.26m x 3.03m)

Upvc glazed door to side, upvc glazed window to rear, nine down lights, hard wired smoke alarm, limestone flooring with under floor heating, fitted wall and base units, work surface, sink unit with mixer tap, electric hob with extractor fan over, integrated washing machine, tumble dryer and dishwasher.

### Lounge (23' 0" x 18' 0") or (7.01m x 5.49m)

Aluminium bi-fold doors to side, upvc glazed windows to side and rear, fourteen down lights, hard wired smoke alarm, limestone flooring with under floor heating, multi fuel burner on a granite hearth with a stone surround and oak beam mantle, telephone point, TV point.

### Sitting Room (13' 2" x 11' 8") or (4.02m x 3.56m)

Upvc glazed patio doors to rear, upvc glazed window to side, limestone flooring with under floor heating.

### Study (11' 8" x 4' 11") or (3.56m x 1.49m)

Upvc glazed window to front, limestone flooring with under floor heating, two telephone points.

### Landing

Exposed beam ceiling, two down lights, hard wired smoke alarm, hatch to roof space, radiator, airing cupboard housing hot water tank.

### Bedroom 1 (22' 10" Max x 14' 10" Max) or (6.95m Max x 4.51m Max)

Upvc glazed window to rear and both sides, skylight window to side, four down lights, two radiators, alcove storage, fitted base unit with work surface, dressing area.

### Bedroom 2 (14' 2" Max x 13' 11" Max) or (4.33m Max x 4.23m Max)

Upvc glazed windows to front and side, radiator, alcove storage, storage cupboards, telephone point, TV point.

### En Suite 1 (5' 5" Max x 4' 1" Max) or (1.66m Max x 1.25m Max)

One down light, extractor fan, towel radiator, part tiled walls, tiled floor, close couple WC, wash hand basin in unit, quadrant shower cubicle.

### Bedroom 3 (13' 10" Max x 11' 9" Max) or (4.21m Max x 3.59m Max)

Upvc glazed window to front and side, radiator, alcove storage, storage cupboard, TV point.

### En suite 2 (5' 5" Max x 5' 0" Max) or (1.66m Max x 1.52m Max)

One down light, extractor fan, towel radiator, part tiled walls, tiled floor, close couple WC, wash hand basin in unit, quadrant shower cubicle.

### Bedroom 4 (15' 0" Max x 14' 0" Max) or (4.57m Max x 4.26m Max)

Floor to ceiling window to front, two skylight windows to sides, exposed beam ceiling, alcove storage, telephone point.

### Bathroom (11' 3" x 6' 6") or (3.43m x 1.99m)

Skylight window to side, three down lights, extractor fan, towel radiator, tiled walls, tiled floor, WC and wash hand basin in unit, bath with shower attachment, raised walk in shower.

### Outside

Gravelled driveway for ample parking to front, which leads onto a gravelled area to side for further ample parking.

Lawned and artificial lawned area to side housing the garden room and views to the surrounding countryside.

Concrete sitting area to side with foundations for any future alterations.

Concrete footpath surrounding the property.

Gravelled track leading to stables and fenced off paddock with views over the surrounding countryside.

Log store.

NIBE air source heat pump controlling domestic hot water and central heating.

### Garage (22' 3" x 11' 6") or (6.78m x 3.51m)

Electric up and over door to front, plumbing for automatic washing machine, opening to caged dog run.

### Garden room (15' 5" x 15' 1") or (4.69m x 4.61m)

Upvc glazed window to front and side, upvc glazed patio doors to front, laminate flooring, wooden cladding ceiling and walls, fitted bar area.

### Workshop (26' 2" x 13' 0") or (7.98m x 3.97m)

Double wooden doors to front, upvc glazed window to side, electricity, stairs to storage area.

### Stables

3 Separate stables.

### Broadband and Mobile phone

There is Ultrafast broadband available in the area. There is mobile phone coverage in the area.

### Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, ( public or private), light, support, drainage, water & electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables drains, water and gas and other pipes whether referred to in these details or not.

### Plans, Areas, Schedules, Measurements

A copy of the plan is attached for identification purposes only . The purchasers shall be deemed to have satisfied themselves as to the description of the property . Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

### Health & Safety

Given the potential hazards of rural property we ask you to be as vigilant as possible for your own safety when making your inspection.

### Services

Mains electricity, mains water, mains drainage

### Tenure

Freehold

### Council Tax

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### Directions

Leave Cross Hands on Cross Hands road and proceed through six ways square onto Llandeilo Road. Proceed along Llandeilo Road then taking a left up a single lane track where you will find the property.

