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**45 Penygroes Road
Gorslas
Llanelli
Carmarthenshire.
SA14 7LD**

Price £240,000



- Three bedroom end of terrace property
- Lounge, Dining room
- Kitchen, Storage room
- Bathroom, En suite
- Upvc glazing
- Oil fired central heating
- Drive way
- Established garden

General Description

We have the pleasure in offering for sale this three bedroom end of terrace property located in the village of Gorslas, close to local amenities including public houses, restaurants, shops, primary school and secondary school. The property lies within close proximity to Cross Hands and its amenities including a near by retail park and access links to the M4. The property is approximately 10 1/2 miles from Carmarthen, and approximately 10 miles from the town of Llanelli and their wider available amenities.

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

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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.

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Penygroes Road, Gorslas, Llanelli, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom end of terrace property located in the village of Gorslas, close to local amenities including public houses, restaurants, shops, primary school and secondary school. The property lies within close proximity to Cross Hands and its amenities including a near by retail park and access links to the M4. The property is approximately 10 1/2 miles from Carmarthen, and approximately 10 miles from the town of Llanelli and their wider available amenities.

The accommodation briefly comprises porch, hallway, storage room, lounge area, kitchen, dining room, landing, bathroom and three bedrooms, one with an en-suite.

The property benefits from Upvc glazing, oil fired central heating, driveway for parking and a generous & well established rear garden with lawned areas, raised planters, ponds and greenhouses.

Upvc glazed door to

Porch

Upvc glazed window to both sides, tiled floor.

Hallway

Oak flooring, hard wired smoke alarm.

Storage Room

Upvc glazed window to front, built in shelving.

Lounge (22' 10" x 10' 3") or (6.97m x 3.12m)

Upvc glazed doors to rear, radiator, coved ceiling, oak flooring, multi fuel burner with brick surround, wooden beam and tiled hearth.

Kitchen (17' 3" x 9' 10") or (5.25m x 3.0m)

Upvc glazed window to side, upvc glazed door and window to rear, textured and coved ceiling, fitted wall and base units, work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, cooker point, integrated dishwasher, Worcester oil fired boiler controlling domestic hot water and central heating.

Dining Room (10' 8" x 8' 10") or (3.26m x 2.70m)

Upvc glazed window to front, radiator, textured and coved ceiling, telephone point.

Landing

Two upvc glazed windows to front, hard wired smoke alarm, hatch to roof space.

Bedroom 2 (9' 1" x 7' 11") or (2.78m x 2.41m)

Upvc glazed window to front, radiator.

Bathroom (9' 1" x 8' 1" Max) or (2.76m x 2.46m Max)

Upvc glazed window to side, towel radiator, textured ceiling, tiled floor, part tiled walls, bath with electric shower over, close coupled WC, pedestal wash hand basin, fitted storage housing hot water tank and shelving.

Bedroom 1 (14' 1" x 9' 7") or (4.28m x 2.93m)

Upvc glazed window to rear, radiator.

Dressing area/ en-suite area

Upvc glazed window rear, radiator, quadrant shower with electric shower, close coupled WC, pedestal wash hand basin, extractor fan.

Outside

The property enjoys a generous plot extending to approximately 0.31 of an acre, thoughtfully developed as a micro smallholding and landscaped to provide both practicality and year-round enjoyment. To the side and rear, a patio area adjoins the house, leading to a slate gravel pathway and driveway. A lawn is framed by established flower borders, including cherry blossom, lavender hedgerow set atop a traditional Welsh Pennant stone wall, and further slate pathways.

The gardens have been carefully designed to offer a rich variety of features. A substantial vegetable garden includes around 20 raised beds, a fruit cage, potting shed and three greenhouses, providing excellent scope for home-grown produce and self-sufficiency. In addition, there is a small native Welsh fruit orchard, alpine border, and a large flower garden with herbaceous borders, delivering year-round colour through spring bulbs, summer perennials, and winter-flowering shrubs.

Further gravel pathways meander through planted sections with a log store, block-built shed, oil tank, and a wooden storage shed. At the upper end of the property lie two poultry enclosures with chicken shed and duck house, alongside both a duck pond and a wildlife pond, complemented by woodland-style planting. Altogether, the outdoor space combines productive areas with ornamental gardens, creating a peaceful and versatile setting.

Garden room

A newly built and fully insulated garden room measuring 3m x 3m, with Upvc double glazed patio doors to the front and a UPVC double glazed window to the rear. Currently used as a home office, this versatile space is equally suited for work, relaxation or hobbies, with pleasant views across the countryside.

Agents Note

The vendor has made us aware that there is Japanese Knotweed on the boundary of the garden which they have treated themselves.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

B

Directions

Leave Cross Hands on Cross Hands road and proceed to six ways square. Take a right onto Pen Y Groes Road and the property can be found on the left hand side.

