

**3 Clos Y Gat, Gorslas, Llanelli, SA14 7LX**

**Offers in the region of £355,000**

- Detached family home
- Open plan kitchen/diner
- Oil central heating
- Integral garage
- 4 double bedrooms
- Underfloor heating to ground floor
- Off road parking
- Front and rear garden

## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with stairs to first floor, tiled floor and under floor heating.

### Downstairs Cloakroom

5'4" x 3'4" (1.65 x 1.04)

with low level flush WC, pedestal wash hand basin, tiled floor with under floor heating, downlights and obscured uPVC double glazed window to front.

### Lounge

11'1" x 10'7" (3.38 x 3.25)



with laminate floor and uPVC double glazed window to front.

### Kitchen/Diner

22'8" x 11'6" (6.93 x 3.53)



with range of fitted base and wall units, Bosch induction hob with extractor over and oven, integrated dishwasher, integrated microwave, integrated grill, integrated fridge freezer, tiled floor with under floor heating, downlights and uPVC double glazed window and Patio doors to rear.

## Utility Room

11'6" x 5'4" (3.51 x 1.63)



with range of fitted base and wall units, stainless steel sink unit. with mixer tap, integrated washer/dryer, tiled floor with under floor heating, door to integral garage and uPVC double glazed door to rear.

## First Floor

### Landing

with hatch to roof space with electric in the attic space, built in cupboard and radiator.

### Bedroom 1

15'1" x 10'7" (4.6 x 3.25)



with radiator and uPVC double glazed window to front.

### En Suite

7'6" x 5'6" (2.31 x 1.7)



with low level flush WC, pedestal wash hand basin, walk in double shower enclosure with rainfall shower, tiled floor, part tiled walls, heated towel rail, downlights and obscured uPVC double glazed window to front.

### Bedroom 2

16'9" x 8'3" (5.13 x 2.54)



with radiator and 2 uPVC double glazed window to rear.

### Bedroom 3

11'6" x 11'5" (3.51 x 3.48)



with radiator and uPVC double glazed window to rear.

### Bedroom 4

10'4" x 9'6" (3.15 x 2.92)



with radiator and uPVC double glazed window to front.

### Bathroom

7'6" x 6'5" (2.31 x 1.96)



with low level flush WC, vanity wash hand basin, tiled shower enclosure, free standing bath with floor mounted bath shower mixer taps, heated towel rail, extractor fan, part tiled walls and uPVC double glazed window to side.

## Outside



with tarmac driveway leading to integral garage, decorative stone and side access to rear garden with paved patio.

## Garage

15'3" x 9'8" (4.65 x 2.95)

with insulated electric roller door, boiler providing domestic hot water and central heating and power and light connected.

## Council Tax

Band E

## NOTE

All photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on College Street and travel 2 miles into the village of Llandybie. At the crossroads turn left and travel for a further 3 miles into Penygroes, at the crossroads turn right into Gate road and follow the road to the end and turn right onto Llandeilo Road and take the first right into Clos Y Gat and the property can be found in front you, identified by our For Sale board.

## Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating:Mains gas

Broad Band Speed: download 1800Mbps

Upload 220Mbps

Mobile coverage: EE 75%, Three 73%,Vodafone 68%, O2 57%

## ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- Very low risk, Flooding from surface water and small watercourses Very low risk

Rights and Easements: None

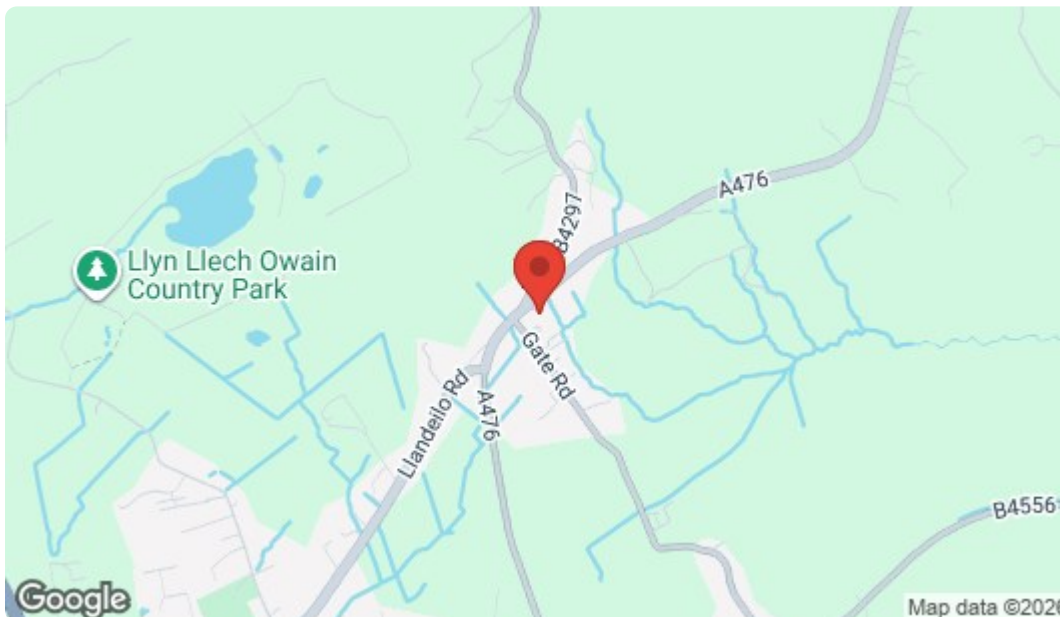
Restrictions: None

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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B	84	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.