



**5 Grove Hill Park, Gorslas, Llanelli, SA14 7LF**

**Offers in the region of £255,000**

- Detached bungalow
- 2 reception rooms
- uPVC double glazing
- Front and rear gardens
- 2 bedrooms
- Oil central heating
- Off road parking

## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

with radiator and textured ceiling.

## Lounge

16'6" x 11'10" (5.04 x 3.62)



with electric fire, 2 radiators, textured and coved ceiling and uPVC double glazed window to front.

## Dining Room

8'1" x 8'10" (2.47 x 2.71)



with serving hatch, radiator, coved ceiling and uPVC double glazed window to side.

## Kitchen

11'3" x 8'11" (3.45 x 2.73)



with range of fitted base and wall units,

display cabinets, stainless steel single drainer sink unit with mixer taps, 4 ring hob with extractor over and oven under, plumbing for automatic washing machine, part tiled walls, textured and coved ceiling and uPVC double glazed window and door to side.

## Conservatory

8'6" x 8'2" (2.60 x 2.51)



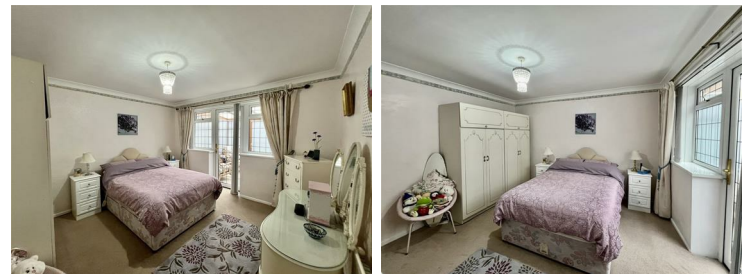
with tiled floor, polycarbonate roof and uPVC windows and doors

## Inner Hall

with hatch to roof space and airing cupboard.

## Bedroom 1

11'11" x 12'0" (3.64 x 3.68)



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

## Bedroom 2

11'10" x 8'8" (3.63 x 2.65)



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

## Shower Room

6'10" x 5'7" (2.09 x 1.71)



with low level flush WC, pedestal wash hand basin, walk in shower, tiled floor, radiator and uPVC double glazed window to side.

## Outside



with lawned and gravelled gardens to front and side, rear access to off road parking for two cars, lawned garden, gravelled garden, timber shed and mature shrubs and trees

## Material Information

### UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil

Broad Band Speed: Download 1800mbps

Upload: 220mbps

Mobile coverage: Vodafone: 68% EE:75%

3: 73% o2: 57%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risks in all aspects

Rights and Easements: None

Restrictions: None

## Services

Mains electricity, water and drainage. Oil

## NOTE

All internal photographs are taken with a wide angle lens.

## Council Tax

Band D

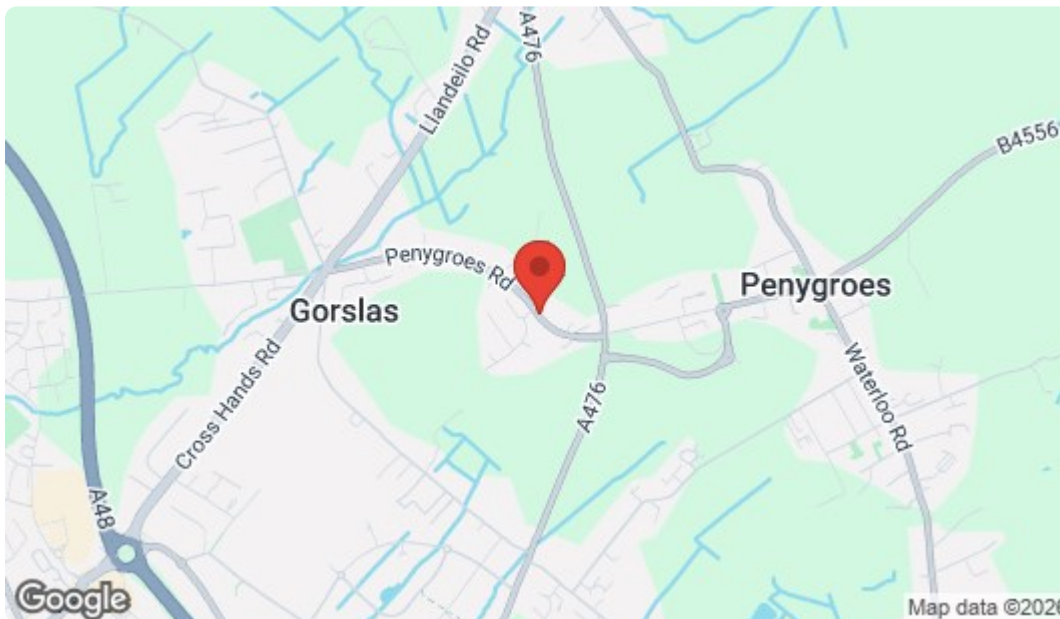
## Directions

From six ways in cross hands take the right hand turn to go past the Tafarn Y Phoenix on the B4556 onto Penygroes Road and travel for approximately half a mile and the bungalow can be found on the right hand side, identified by our For Sale board.

GROUND 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		56	70
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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.