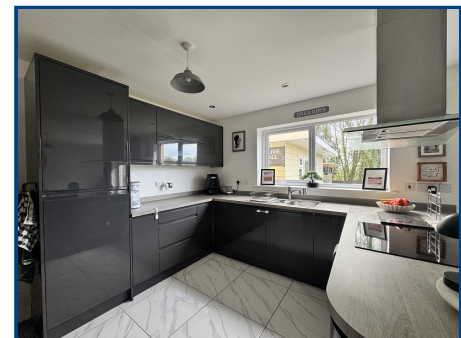
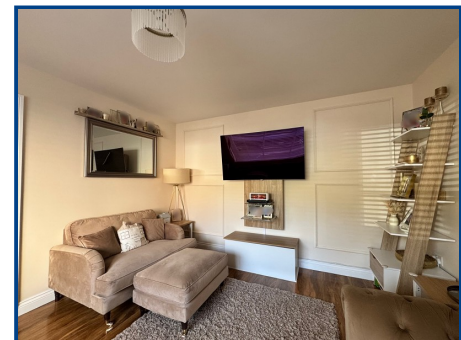
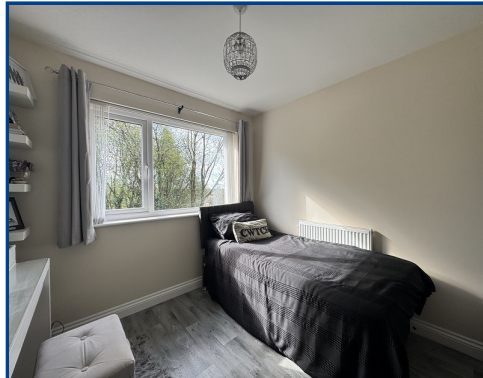


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**6 Clos Y Gat
Gorslas
Llanelli
Carmarthenshire
SA14 7LX**

Price **£370,000**



- Four bedroom detached house
- Lounge, kitchen/ dining room, utility room
- Family bathroom, WC, en-suite
- Upvc glazing
- Oil central heating
- Driveway, Garage
- Garden, garden room

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.

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Our 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

General Description

We have the pleasure in offering for sale this four bedroom detached family home situated on an estate of similar properties in the village of Gorslas, close to local amenities including country park, primary school, public house/ restaurant and shops.

EPC Rating: B88

Tel: **01269 591 884**

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

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

Clos Y Gat, Gorslas, Llanelli, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this four bedroom detached family home situated on an estate of similar properties in the village of Gorslas, close to local amenities including country park, primary school, public house/restaurant and shops. The property lay approximately 1.7 miles 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 14 miles from Carmarthen and its wider available amenities and approximately 5.5 miles from Ammanford town centre and its amenities.

The accommodation briefly comprises hallway, WC, lounge, open plan kitchen/dining room, utility room, landing, family bathroom and 4 bedrooms, one with an en-suite.

The property benefits from oil central heating, Upvc glazing, high quality fixtures, oak doors throughout, driveway, garage, garden and garden room/ bar.

Viewings are highly recommended.

Upvc glazed door to

Hallway

Tiled floor, under floor heating, stairs to first floor, hard wired smoke alarm.

W.C. (5' 10" x 3' 10") or (1.77m x 1.17m)

Upvc glazed window to front, tiled floor, under floor heating, two down lights, close coupled WC, pedestal wash hand basin.

Lounge (13' 1" x 11' 11") or (4.0m x 3.63m)

Upvc glazed window to front, laminate flooring, under floor heating, TV point, fibre optic broadband point.

Kitchen/Dining Room (24' 8" x 11' 4") or (7.51m x 3.45m)

Upvc glazed patio doors to rear, Upvc glazed window to rear, tiled floor, under floor heating, six down lights, fitted wall and base units, work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, electric oven, electric hob with extractor fan over, integrated fridge/ freezer, integrated dishwasher, hard wired smoke alarm, storage cupboard.

Utility Room (11' 4" x 5' 1") or (3.45m x 1.54m)

Upvc glazed door to side, towel radiator, tiled floor, fitted wall and base units, work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, Worcester oil fired boiler controlling domestic hot water and central heating, extractor fan.

Landing

Radiator, hatch to roof space, hard wired smoke alarm, single & double storage cupboards.

Clos Y Gat, Gorslas, Llanelli, Carmarthenshire.

Master Bedroom (13' 1" x 11' 2") or (3.99m x 3.40m)

Upvc glazed window to front, radiator, fitted wardrobes, TV points.

En-Suite Shower Room (8' 3" x 5' 11") or (2.51m x 1.80m)

Upvc glazed window to front, towel radiator, tiled floor, four down lights, close coupled WC, wash hand basin in unit, shower cubicle, extractor fan.

Bedroom 2 (12' 9" x 11' 2") or (3.89m x 3.40m)

Upvc glazed window to rear, radiator, TV points.

Family Bathroom (8' 0" x 7' 3") or (2.45m x 2.21m)

Upvc glazed window to rear, towel radiator, part tiled walls, tiled floor, close coupled WC, wash hand basin in unit, bath with shower over, extractor fan.

Bedroom 4 (9' 0" x 9' 0" Max) or (2.75m x 2.74m Max)

UPVC glazed window to rear, radiator, fitted wardrobes, TV points.

Bedroom 3 (16' 1" Max x 8' 11") or (4.89m Max x 2.73m)

Upvc glazed window to front, radiator, TV points.

Garage (16' 0" x 9' 0") or (4.87m x 2.75m)

Electric roller door to front, hard wired smoke alarm, hot water tank, solar panel controls.

Garden room

Air con system, eight down lights, electricity, fitted bar unit.

Outside

Driveway to front.
Access to rear from both sides.
Decked seating area leading to lawned area.
Pergola housing air con controls.
Oil tank.
Solar panels.

Broadband and Mobile phone

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

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

E

Directions

Leave Cross Hands on Cross Hands road and proceed through six ways square onto Llandeilo Road. Proceed along Llandeilo Road, taking a left at the T-junction. Continue along Llandeilo Road, turning right into Clos Y Gat where the property can be found on the left hand side.

