Anna Ashton
ESTATE AGENTS

39 Ffordd Werdd, Gorslas, Llanelli, SA14 7NE

Offers in the region of £350,000

- Well presented Detached bungalow
- uPVC double glazing
- Enclosed rear garden
- Viewing highly recommended
- 3 Bedrooms
- LPG central heating
- Off road parking

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The Property Ombudsman

Ground floor
with composite door leading to

Entrance hall

with underfloor heating, tiled floor and storage cupboard

Lounge
11'6" x 25'0" (3.53 x 7.64)

with underfloor heating, uPVC double glazed windows to front and French doors.

Kitchen/Diner
11'3" x 24'3" (3.43 x 7.40)

with underfloor heating, base and wall units, one and half bowl porcelain sink with mixer taps, electric hob with extractor over, integrated oven, plumbing for automatic washing machine, part tiled walls, tiled floor, uPVC double glazed window to rear and bi folding doors.

Utility
11'5" x 9'3" (3.49 x 2.82)

with underfloor heating, base units, stainless steel sink unit with mixer taps, plumbing for automatic washing machine, tiled floor, uPVC double glazed window to rear and door to side.

Bathroom
11'2" (red to 9'4") x 7'3" (3.41 (red to 2.87) x 2.22)

with low level flush WC, vanity wash hand basin with cupboards under, panelled bath, shower enclosure with dual head mains shower, part tiled walls, tiled floor, underfloor heating, extractor fan and uPVC double glazed window to rear.

Bedroom 1
11'8" x 11'2" (3.56 x 3.42)

with underfloor heating and uPVC double glazed window to front.

Ensuite
3'9" x 7'7" (1.15 x 2.32)

with low level flush WC, vanity wash hand basin, shower enclosure with dual head mains shower, tiled floor, underfloor heating, part tiled walls, extractor fan and uPVC double glazed window to side.

Bedroom 2
11'7" x 8'3" (3.55 x 2.53)

with underfloor heating and uPVC double glazed window to front

Bedroom 3

10'3" x 11'3" (3.14 x 3.44)

with underfloor heating and uPVC double glazed window to rear

Outside

with lawned area, mature shrubs with paved pathway to front leading to entrance door.
To side off road parking for 2 cars with side access leading to rear garden.

To rear enclosed lawned area, paved patio seating area and apple trees.

Paved patio area

Off road parking

Material Information

UTILITIES:

Electricity Supply:Mains
Water Supply:Mains
Sewerage:Mains
Heating:LPG
Broad Band Speed: Download 1800Mbps, Upload 220Mbps
Mobile coverage: EE 80%, Three 78%, Vodafone 77%, O2 60%

ISSUES WITH POTENTIAL IMPACT:

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

Council tax

Band E

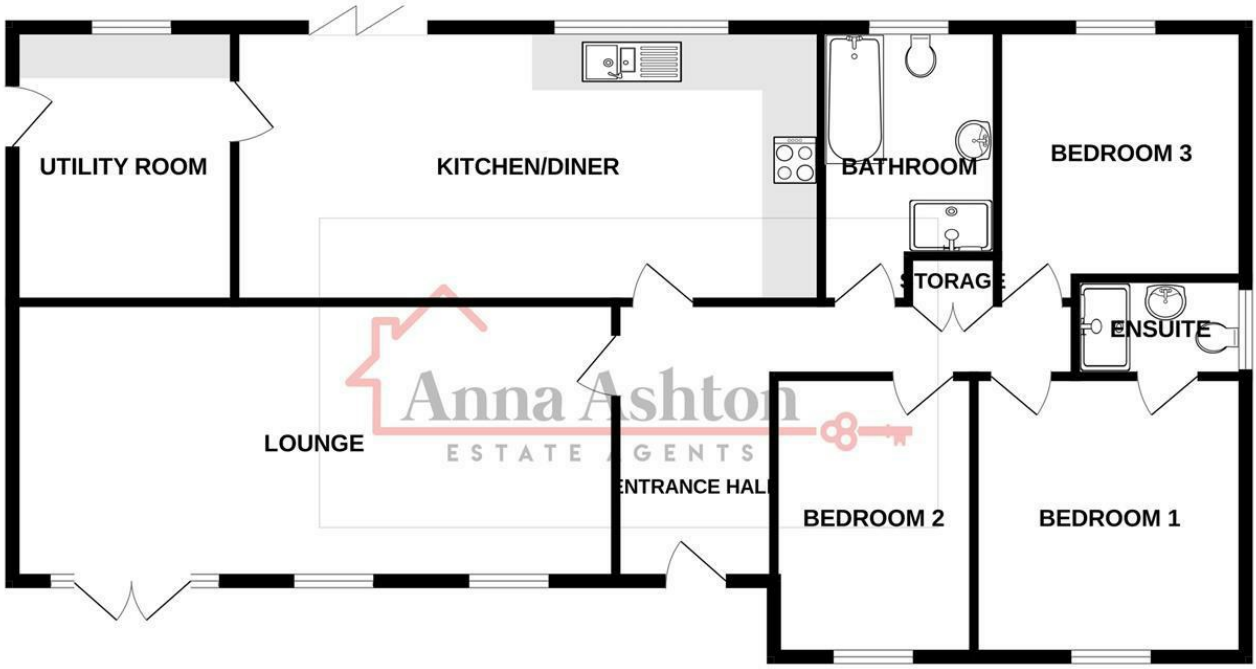
NOTE

All internal photographs are taken with a wide angle lens.

Directions

From the six ways crossing in Gorslas take Church Road and proceed up the hill towards Llyn Llech Owain Country Park. As you reach the top of the hill turn left into Ffordd Werdd then first left. Take another left then take an immediate right, proceed to the bottom of the road, then take the final left. The property can be found on the end of the road 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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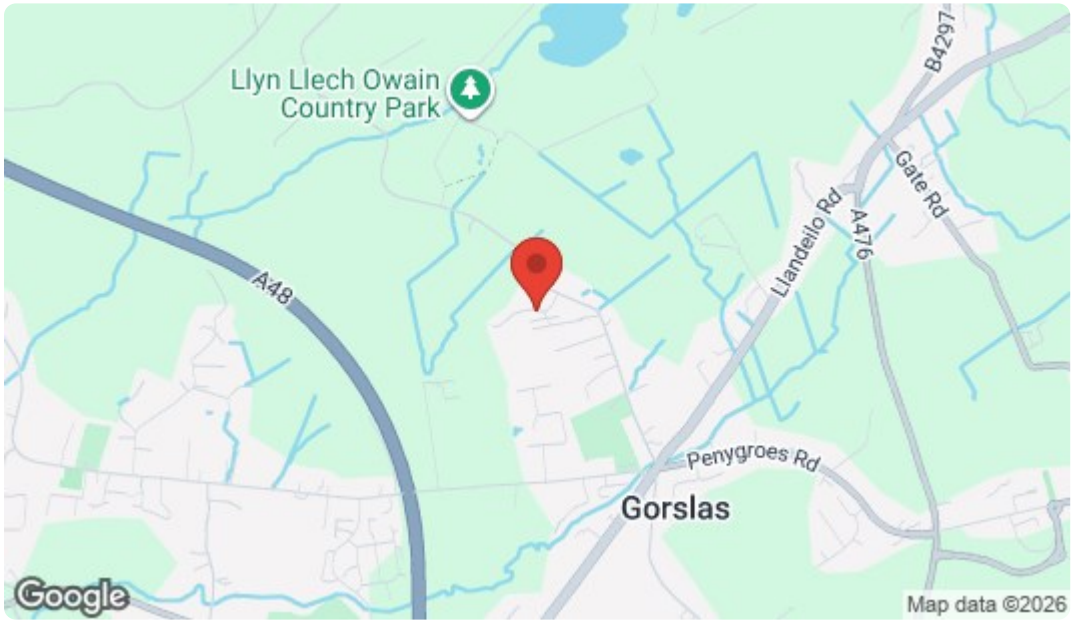

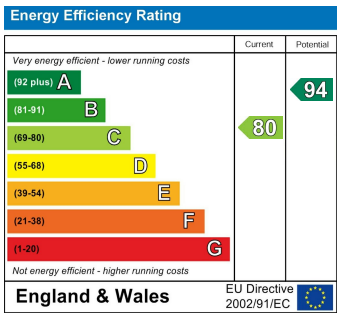

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.