Anna Ashton
ESTATE AGENTS

53 Clos Maes Rhedyn, Gorslas, Llanelli, SA14 6SG

Offers in the region of £299,995

We are delighted to offer for sale this detached house set in a cul-de-sac of similar style houses set in the village of Gorslas, close to local amenities and within easy access of the A48/M4 motorway. Accommodation comprises entrance hall, lounge, kitchen/diner, utility room, downstairs WC, 4 bedrooms one with en suite and family bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking for 2/3 cars, integral garage and front and rear gardens.

Ground Floor
Composite entrance door to

Entrance Hall
with stairs to first floor, radiator and Karndean floor.

Lounge
16'4" into bay x 10'7" (5 into bay x 3.25)

with Karndean floor, radiator and uPVC double glazed bay window to front.

Kitchen/Diner
14'1" red to 10'8" x 20'11" (4.31 red to 3.27 x 6.38)

with range of fitted base and wall units, stainless steel one and half bowl sink unit with mixer taps, 4 ring gas hob with extractor over, built in oven, built in microwave, integrated dishwasher, under stairs cupboard, part tiled walls, Karndean floor, radiator and uPVC double glazed window and Patio doors to rear.

Utility
6'9" x 5'11" (2.08 x 1.82)

with range of fitted base and wall units, stainless steel single drainer sink unit, plumbing for automatic washing machine, part tiled walls, Karndean floor, radiator and Composite door to rear.

Downstairs WC
3'0" x 5'10" (0.93 x 1.78)
with low level flush WC, vanity wash hand basin, radiator, part tiled walls, Karndean floor and uPVC double glazed window to side.

First Floor

Landing
with hatch to roof space, built in cupboard and airing cupboard.

Bedroom 1
14'5" into bay x 10'6" (4.40 into bay x 3.22)

with built in wardrobes, radiator and uPVC double glazed bay window to front.

En Suite
3'8" inc to 7'2" x 2'10" inc to 6'6" (1.12 inc to 2.20 x 0.88 inc to 1.99)

with low level flush WC, vanity wash hand basin, tiled shower cubicle with mains shower, vinyl floor covering, heated towel rail, shaver point, extractor fan and uPVC double glazed window to front.

Bedroom 2
14'5" to robe x 9'2" (4.40 to robe x 2.80)

with built in wardrobes, radiator and uPVC double glazed window to front.

Bedroom 3
11'5" x 7'4" (3.49 x 2.26)
with radiator and uPVC double glazed window to rear.

Bedroom 4
7'11" x 12'0" (2.42 x 3.66)

with radiator and uPVC double glazed window to rear.

Bathroom
7'10" x 6'10" (2.40 x 2.09)

with low level flush WC, vanity wash hand basin, panelled bath with shower over and glass screen, part tiled walls, vinyl floor covering, extractor fan, shaver point, heated towel rail and uPVC double glazed window to rear.

Outside

Lawned garden to front, off road parking for 2/3 cars, side access to rear garden with paved patio, gravelled area, decked stairs to raised area with artificial grass, outside lights, tap and sockets.

Material Information
UTILITES:

Electricity Supply: Mains
Water Supply: Mains - meter
Sewerage: Mains
Heating: Gas
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 risk from rivers, low risk from surface water and small watercourses
Rights and Easements: Shared access to drive way
Restrictions:

Services
Mains gas, electricity, water and drainage.

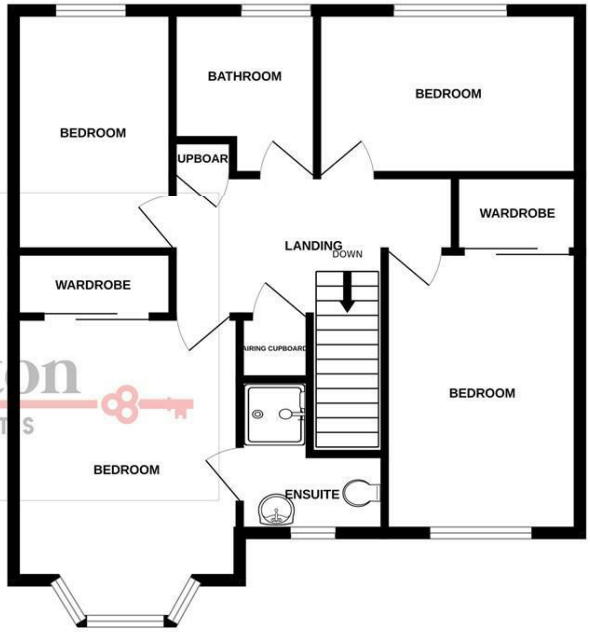
Council Tax
Band E

NOTE
All internal photographs are taken with a wide angle lens.

Directions
Leave Ammanford on College Street and follow the road for approximately 2 miles into Llandybie turn left at the crossroads onto Blaenau Road, follow the road for approximately 4 miles and at the junction turn left onto Cross Hands Road, follow the road for approximately one mile, turn left into Ty Newydd Terrace and first left into Clos Maes Rhedyn. Turn second left and the property can be found on your right hand side.

GROUND FLOOR

1ST FLOOR



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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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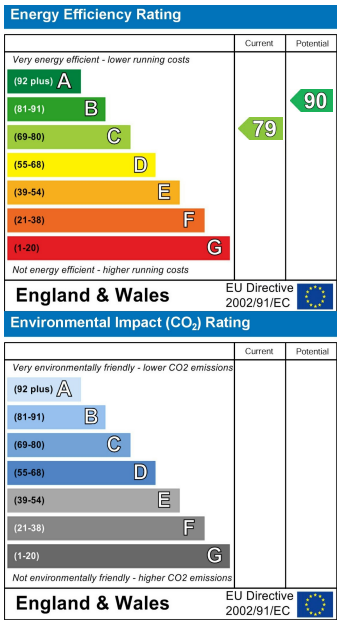

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.