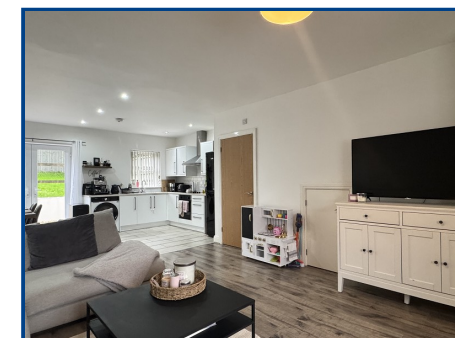


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Ffordd Werdd
Gorslas
Llanelli
Carmarthenshire.**

Price £250,000



- Three bedroom detached house
- Lounge/ dining room/ kitchen
- Bathroom, WC
- Electric central heating
- Upvc glazing
- Rear garden
- Driveway for ample parking
- Solar panels

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.

Professional Services

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 three bedroom detached home located in the village of Gorslas, within close proximity of the local amenities including a primary school and is within walking distance to the Cross Hands Retail Enterprise with further amenities.

Tel: **01269 591 884**

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

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

Ffordd Werdd, Gorslas, Llanelli, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom detached home located in the village of Gorslas, within close proximity of the local amenities including a primary school and is within walking distance to the Cross Hands Retail Enterprise with further amenities and its accessible links to the M4 and A48. The property is approximately 6 miles from Ammanford town centre, approximately 1 mile from Cross Hands centre and approximately 11 miles from Carmarthen town and their further amenities.

The accommodation briefly comprises entrance hall, lounge/ dining room/ kitchen, WC, landing, family bathroom and three bedrooms.

The property benefits from upvc glazing, electric central heating, garden, and a driveway.

Hallway

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

Lounge/Kitchen/Dining Room (27' 9" Max x 16' 10" Max) or (8.46m Max x 5.12m Max)

Upvc glazed patio doors to rear, Upvc glazed windows to front and rear, two electric radiators, part laminate floor, part tile floor, eight down lights, hard wired smoke alarm, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl stainless steel sink unit with mixer tap, electric oven, electric hob with extractor fan over, plumbing for automatic washing machine, under stair storage.

W.C. (5' 9" x 2' 8") or (1.74m x 0.81m)

Tiled floor, close coupled WC, wash hand basin, extractor fan.

Landing

Hatch to roof space, hard wired smoke alarm, airing cupboard housing hot water tank and HOSOLA solar panel board.

Bedroom 3 (10' 8" x 5' 7") or (3.24m x 1.71m)

Upvc glazed window to rear, electric radiator.

Ffordd Werdd, Gorslas, Llanelli, Carmarthenshire.

Bedroom 2 (10' 11" x 10' 8") or (3.34m x 3.24m)

Upvc glazed window to rear, electric radiator.

Bathroom (6' 6" Max x 5' 7" Min) or (1.99m Max x 1.69m Min)

Upvc glazed window to rear, tiled floor, three down lights, extractor fan, tiled walls, close coupled WC, pedestal wash hand basin, bath with electric shower over.

Bedroom 1 (16' 11" Max x 9' 11") or (5.15m Max x 3.02m)

Two Upvc glazed windows to front, electric radiator, TV point.

Outside

Driveway for ample parking to front.

Side access to rear garden.

Gravelled area with patio to rear, with steps up to lawned area.

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

D

Directions

Leave Cross Hands roundabout on Cross Hands Road. Continue along until six-ways junction, taking a left onto Church Road. Follow Church Road, taking a left into Ffordd Werdd. Turn left into the junction and keep left, where the property can be found on the left hand side.

