



Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

12 Offices Across South Wales

**20 Cysgod Yr Ysgol
Gorslas
Llanelli
Carmarthenshire. SA14 7AX**

Price **£179,950**



- Mid Terrace 2 Bedroom House
- Electric Heating
- Double Glazing
- Low Maintenance Rear Garden Area
- Car Parking to Front
- Convenient Village Location
- Ideal for First Time Buyers, Investors & Retirement

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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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

'Ideal for First Time Buyers, Retirement & Investors' A modern mid terrace 2 bedroom house with electric heating and double glazing.

EPC Rating: C73

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Cysgod Yr Ysgol, Gorslas, Llanelli, Carmarthenshire.

Property Description

Mid Terrace 2 Bedroom House with electric heating and double glazing.

Convenient 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. Approximately 1 mile from Cross Hands centre and approximately 11 miles from Carmarthen town.

Entrance Canopy

Outside light.

Entrance Door

to:

Hallway

With double glazed front door. Radiator and laminate floor.
Coat hooks.

Cloakroom (6' 2" x 3' 1") or (1.88m x 0.93m)

With low level WC and wash hand basin. Double glazed window. Part tiled walls. Radiator.

Kitchen (11' 8" x 6' 10") or (3.56m x 2.08m)

With a range of wall and base units with fitted worktops, bowl and a half stainless steel sink unit with mixer tap, 4 ring electric hob and oven with extractor hood above. Integrated fridge and freezer. Tiled floor, down lights and part tiled walls. Plumbing for washing machine. Radiator.

Lounge (13' 9" x 13' 11") or (4.20m x 4.24m)

With double glazed patio doors to rear garden area. Built in storage cupboard. 2 radiators.

First Floor

Landing with radiator and access to roof space.

Bedroom 1 (13' 11" x 8' 7") or (4.24m x 2.62m)

With double glazed window. Fitted cupboard with hot water cylinder. Radiator. Built in cupboard.

Cysgod Yr Ysgol, Gorslas, Llanelli, Carmarthenshire.

Bathroom (6' 7" x 5' 7") or (2.01m x 1.70m)

With low level WC, hand wash basin and panelled bath with mixer tap and over bath electric shower unit. Part tiled walls. Fitted shelving, down lights and radiator.

Bedroom 2 (11' 1" x 9' 11") or (3.39m x 3.03m)

With double glazed window. Built in wardrobe with mirrored doors. Radiator.

EXTERNALLY

Low maintenance enclosed rear garden area comprising patio and gravelled area, lawn and decked area.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01256 234567.

Broadband and Mobile phone

The broadband and mobile signal is ultrafast in this location. Please check with your provider.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Directions

From Llandeilo continue over the bridge on the A483 to Ffairfach. At the mini roundabout take the right hand turn onto the A476 to Cross Hands. After approximately 7 miles on entering the village of Gorslas turn right onto Cefneithin Road and continue for a short distance and turn left in Cysgod Yr Ysgol.

