



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

**9 Cysgod Y Gors
Gorslas
Llanelli
Carmarthenshire
SA14 7NW**

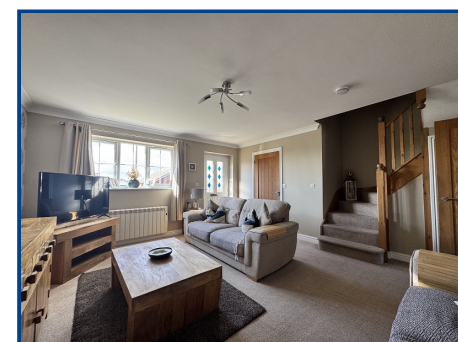
Price **£230,000**



- Three bedroom semi detached house
- Living room
- Kitchen/ dining room
- Bathroom, WC, ensuite
- Upvc glazing
- Electric central heating
- Rear garden
- Driveway
- Solar Panels

General Description

We have the pleasure in offering for sale this three bedroom semi detached home located in the village of Gorslas, within close proximity of the local amenities including Cross Hands Retail Enterprise, primary schools, secondary school and further amenities.



EPC Rating: B85

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@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.

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Property Description

We have the pleasure in offering for sale this three bedroom semi detached home located in the village of Gorslas, within close proximity of the local amenities including Cross Hands Retail Enterprise, primary schools, secondary school and further amenities with 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 living room, open plan kitchen/ dining room, WC, landing, bathroom and three bedrooms, one with an ensuite.

The property benefits from Upvc glazing, electric central heating, solar panels, a low maintenance garden and a driveway to the rear.

Upvc glazed door to

Lounge (16' 3" x 13' 10") or (4.95m x 4.22m)

Upvc glazed windows to front and side, electric radiator, coved ceiling, hard wired smoke alarm, stairs to first floor, under stair storage, TV point, telephone point.

W.C. (11' 6" x 3' 3") or (3.50m x 0.98m)

Upvc glazed window to front, towel radiator, coved ceiling, part tiled walls, close coupled WC, pedestal wash hand basin, extractor fan.

Kitchen/ dining room (17' 5" x 10' 3") or (5.31m x 3.12m)

Upvc glazed patio doors to rear, Upvc glazed window to rear, coved ceiling, hard wired smoke alarm, electric radiator, 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.

Landing

Coved ceiling, hard wired smoke alarm, hatch to roof space, airing cupboard housing hot water tank.

Bedroom 3 (10' 3" x 7' 10") or (3.13m x 2.38m)

Upvc glazed window to rear, electric radiator, coved ceiling.

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Bedroom 2 (9' 3" x 9' 1") or (2.82m x 2.78m)

Upvc glazed window to rear, electric radiator, coved ceiling.

Bathroom (7' 3" x 5' 1") or (2.21m x 1.56m)

Upvc glazed window to side, towel radiator, coved ceiling, tiled walls, close coupled WC, pedestal wash hand basin, bath with shower over, extractor fan.

Bedroom 1 (9' 9" x 9' 3") or (2.97m x 2.82m)

Upvc glazed window to front, electric radiator, coved ceiling, TV point, walk in wardrobe.

En Suite (7' 9" x 4' 9") or (2.36m x 1.44m)

Upvc glazed window to front, towel radiator, coved ceiling, part tiled walls, close coupled WC, pedestal wash hand basin, shower cubicle, extractor fan.

Outside

An enclosed front lawn with footpaths to front & side.

A low maintenance rear garden comprising of a patio seating area and lawned area.

Access to the driveway is found via a gate in the rear garden.

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

Council Tax

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Directions

Leave Cross Hands Roundabout on Heol Stanllyd and take a right at the mini roundabout continuing along to the T-junction. Take a left at the T-junction onto Heol Parc Mawr and continue towards the roundabout. Take the second exit and then turn right onto Black Lion Road. Take the next left onto Gors Ddu Road, where the property can be found on the right hand side.

