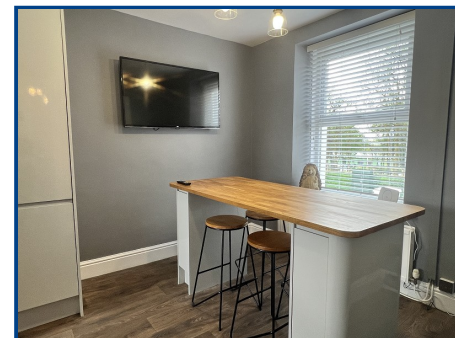




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**18 Church Road
Gorslas
Llanelli
Carmarthenshire
SA14 7NF**

Price **£260,000**



- Four bedroom semi detached house
- Lounge
- kitchen/ dining room
- Family bathroom, ensuite
- Upvc glazing
- Oil central heating
- Garden
- Driveway

General Description

We have the pleasure in offering for sale this four bedroom semi 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.

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.

Tel: **01269 591 884**

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

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

Church Road, Gorslas, Llanelli, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this four bedroom semi 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 hallway, lounge, kitchen/ dining room, landing, family bathroom and four bedrooms, one with an ensuite.

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

Composite door to

Hallway

Upvc glazed door to rear, radiator, coved ceiling, laminate flooring, hard wired smoke alarm, stairs to first floor, under stairs storage.

Lounge (21' 7" x 8' 10") or (6.58m x 2.70m)

Upvc glazed window to front, Upvc glazed patio doors to rear, radiator, wooden flooring.

Kitchen/ dining room (21' 2" x 9' 5" Max) or (6.44m x 2.87m Max)

Upvc glazed windows to front and rear, radiator, six down lights, three ceiling lights, fitted wall and base units, work surface, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, integrated dishwasher, electric hob with extractor fan over, grill, oven.

Landing

Upvc glazed window to rear, hard wired smoke alarm, ceiling lights.

Bathroom (11' 1" x 7' 9") or (3.39m x 2.35m)

Upvc glazed window to rear, radiator, six down lights, part tiled walls, wash hand basin, free standing bath, walk in double shower, close coupled WC, extractor fan.

Bedroom 3 (13' 9" x 7' 9") or (4.18m x 2.37m)

Two Upvc glazed windows to front, radiator.

Bedroom 4 (10' 5" x 7' 9") or (3.17m x 2.36m)

Upvc glazed window to front, radiator, fitted storage units.

Church Road, Gorslas, Llanelli, Carmarthenshire.

Bedroom 2 (11' 2" x 9' 10") or (3.40m x 3.0m)

Upvc glazed window to rear, radiator.

Second Floor Staircase

Bedroom 1 (23' 6" x 15' 1") or (7.16m x 4.59m)

Upvc glazed window to rear, radiator, eave storage, exposed beam ceiling.

En Suite (5' 4" x 5' 3") or (1.63m x 1.60m)

Upvc glazed window to rear, radiator, tiled walls, wash hand basin, close coupled WC, shower cubicle, extractor fan.

Outside

Steps leading to a front gravelled area.

Driveway to side for ample off road parking.

Patio area to rear leading to lawned garden and a further lawned area with views to the surrounding country side.

Worcester oil fired boiler controlling domestic hot water and central heating.

Storage shed.

Oil tank.

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

Directions

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

