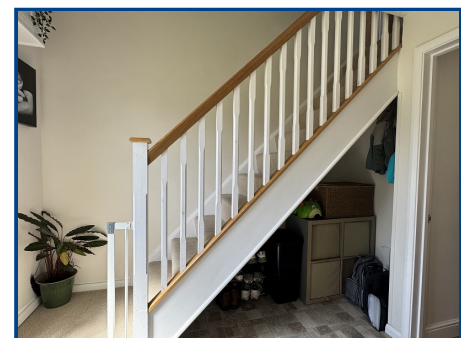
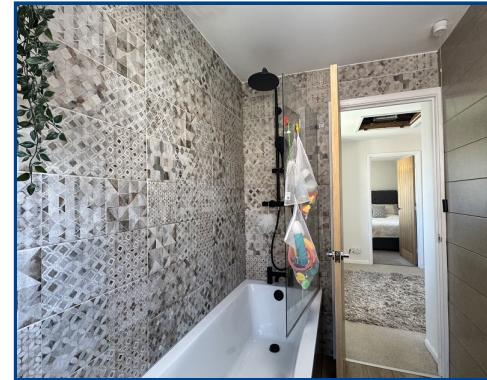


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**71 Brynlluan
Gorslas
Llanelli
Carmarthenshire
SA14 7HR**

Price £199,950



- Three bedroom semi detached house
- Living room
- Open plan lounge/ kitchen/ dining room
- Bathroom
- Upvc glazing
- Oil fired central heating
- Rear garden
- Storage shed
- Driveway with car port

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 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.

EPC Rating: D62

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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Tel: **01269 591 884**

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

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

Brynlluan, Gorslas, Llanelli, Carmarthenshire.

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 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, living room, open plan lounge/kitchen/ dining room, landing, bathroom and three bedrooms.

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

Upvc glazed door to

Hallway

Radiator, tiled floor, battery smoke alarm, stairs to first floor.

Living Room (18' 0" x 10' 11" Max) or (5.48m x 3.33m Max)

Upvc glazed windows to front and rear, two radiators, laminate flooring, two wall lights, electric fireplace with slate hearth.

Open plan lounge/ kitchen/ dining room (18' 6" x 17' 9") or (5.63m x 5.42m)

Upvc glazed patio doors to rear, Upvc glazed door to side, Upvc glazed window to rear, Upvc glazed window to front, two radiators, down light, laminate flooring, fitted wall and base units, work surface, 1 1/2 bowl sink unit with mixer tap, electric oven, electric hob with extractor fan over, integrated fridge/ freezer, plumbing for automatic washing machine, extractor fan.

Landing

Upvc glazed window to rear, window seat with storage below, storage cupboards, hatch to roof space with ladder attached, battery smoke alarm.

Brynlluan, Gorslas, Llanelli, Carmarthenshire.

Bedroom 2 (12' 7" x 10' 8") or (3.84m x 3.26m)

Upvc glazed window to front, radiator, dado rail with wall panelling below, built in storage cupboard.

Bathroom (8' 4" x 5' 1") or (2.54m x 1.55m)

Upvc glazed window to side, towel radiator, tiled walls, laminate flooring, close coupled WC, wash hand basin in unit, bath with shower over, extractor fan.

Bedroom 3 (10' 4" x 8' 8") or (3.16m x 2.64m)

Upvc glazed window to rear, radiator.

Bedroom 1 (15' 11" Max x 9' 1") or (4.84m Max x 2.76m)

Upvc glazed window to front, radiator.

Outside

Driveway to front with car port.

Lawned area to front with footpath to front door. Footpath to rear leading to lawned area, patio seating area and gravelled area housing oil tank. Storage shed.

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

C

Directions

Leave Cross Hands roundabout on Cross Hands Road. Continue along until six-ways junction, taking a left onto Cefneithin Road and then a right into Brynlluan Estate. Follow the road towards the end of the estate, where the property can be found on the right hand side.

