



Cartref Black Lion Road, Gorslas, Llanelli, SA14 6RU

Offers in the region of £399,950

Cartref, Black Lion Road is a substantial four-bedroom detached bungalow, offered for sale with no onward chain. The spacious and versatile accommodation includes three reception rooms, a generous kitchen, a principal bedroom with en-suite shower room and a family bathroom. Further benefits include a ground source heat pump providing underfloor heating, uPVC double glazing and an EPC rating of C 73. Outside, the property has gardens to the front, side and rear, paved and decked seating areas, and off-road parking for two vehicles. Viewing is highly recommended.

Ground Floor

with uPVC double glazed entrance door leading to

Entrance hall

with hatch to roof space and built in cupboard

Sitting room

16'0" x 13'6" (4.88 x 4.12)



with electric fireplace, underfloor heating, coved ceiling and uPVC double glazed window to front

Lounge

16'11" x 13'5" (5.17 x 4.11)



with coved ceiling, underfloor heating and uPVC double glazed window to side

Sun room

11'11" x 11'1" (3.64 x 3.38)



with underfloor heating, coved ceiling, uPVC double glazed window to rear and side and door to side

Kitchen

12'8" x 17'7" (3.88 x 5.36)



with base and wall units, display cabinets, one bowl sink unit with monobloc taps, 4 ring electric hob with extractor over, under counter lights, integrated oven, integrated dishwasher, part tiled walls, tiled floor, underfloor heating, uPVC double glazed window and door to rear

Bedroom 1

12'9" x 13'10" (3.90 x 4.23)



with built in wardrobes, underfloor heating and uPVC double glazed window to rear

Bedroom 2

9'4" x 11'6" (2.86 x 3.53)



with under floor heating, uPVC double glazed window to front and door to side

En-suite

4'9" x 7'9" (1.47 x 2.38)



with low level flush WC, vanity wash hand basin, walk in shower, tiled floor, underfloor heating, tiled walls and uPVC double glazed window to side

Bedroom 3

10'5" x 12'4" (3.18 x 3.77)



with under floor heating and uPVC double glazed window to front

Bedroom 4

10'5" x 9'9" (3.18 x 2.98)



with under floor heating and uPVC double glazed window to front

Bathroom

12'8" x 7'4" (3.87 x 2.25)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with mains shower, tiled walls, tiled floor, under floor heating, built in cupboard and uPVC double glazed window to rear

Outside



with lawned area to front, side and rear. To

rear paved patio area, decking seating area and off road parking for two cars.

Material Information

UTILITIES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Ground source heat pump providing underfloor heating

Broad Band Speed: Download 180Mbps, Upload 220Mbps

Mobile coverage: EE75 %, Three 73%, Vodafone 68%, O2 57%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk:Flooding from rivers- Very low risk, Flooding from surface water and small watercourses Very low risk

Rights and Easements:none known to seller

Restrictions:none known to seller

Tenure

Freehold

Council Tax

Band F

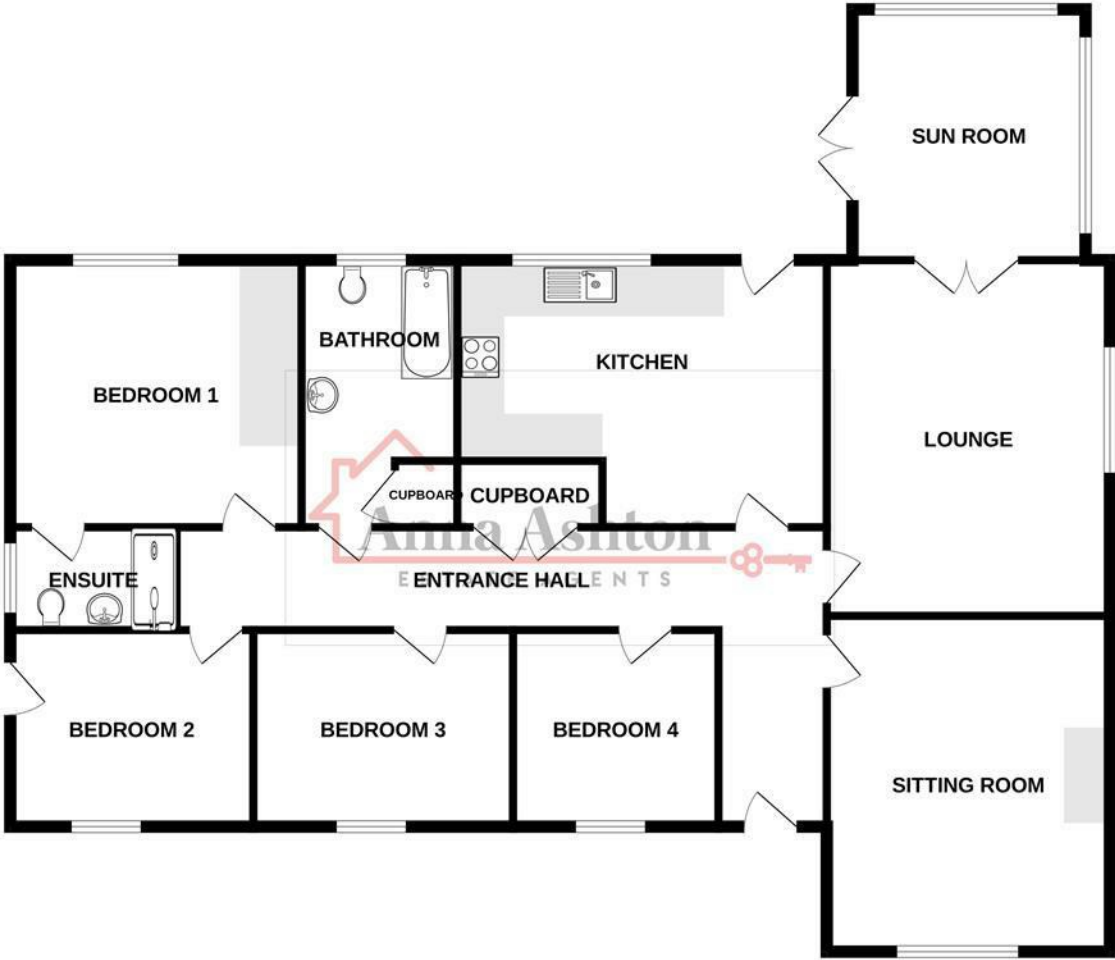
NOTE

All internal photographs are taken with a wide angle lens.

Directions

From the six ways junction in Gorslas take the road towards Capel Hendre and after approximately half a mile the property can be found on the right hand side, identified by our For Sale board.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	81
EU Directive 2002/91/EC		

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.