



Crosshands Road

Gorslas, Carmarthenshire SA14 6RP

Asking Price Of £269,950

Property Features

- Detached House
- Good Access to A48/M4
- Four Bedrooms
- Off Road Parking
- Two Bathrooms
- uPVC Double Glazing
- Oil Central Heating
- Viewing by Appointment
- No Chain
- Good Sized Garden

Full Description

An opportunity to purchase a Detached property located in the village of Gorslas. Well presented throughout, Viewing is recommended to appreciate the spacious accommodation on offer comprising of Cloakroom, Kitchen, Dining Room, Lounge Utility Room, Play Room, Four Bedrooms, En-Suite and Family Bathroom. The property benefits from off road parking, oil central heating and is within excellent access of the A48/M4. EPC Rating - C.

ENTRANCE

Via uPVC double glazed entrance door into:

ENTRANCE HALLWAY

Smooth & coved ceiling, radiator, laminate flooring, stairs to first floor, smoke alarm.

CLOAKROOM

Smooth & coved ceiling, laminate flooring, wall mounted sink unit, low level W.C.

LOUNGE

13' 0" x 14' 1" (16' 0" max) (3.96m x 4.29m)

Smooth & coved ceiling, radiator, uPVC double glazed bay window to front, laminate flooring, opening through to:

DINING ROOM

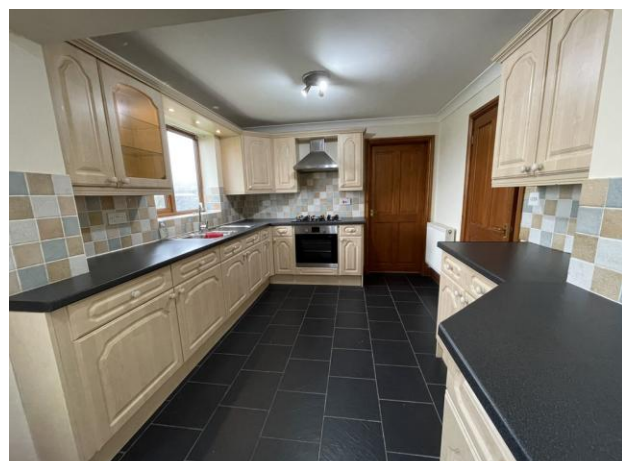
9' 9" x 9' 8" (2.97m x 2.95m)

Smooth & coved ceiling, radiator, laminate flooring, uPVC double glazed French doors to rear.

KITCHEN

15' 11" x 8' 6" (9' 8" max) (4.85m x 2.59m)

Fitted with a range of base & wall units with complimentary worksurface over, walls tiled over worksurface, 1 1/2 stainless steel sink unit with mixer tap, space for fridge freezer, integrated dishwasher, built in electric oven, grill and 5 ring gas hob, tiled flooring, smooth &



coved ceiling, radiator, uPVC double glazed window to rear, uPVC double glazed door to rear with obscure glass.

UTILITY ROOM

Fitted with a base unit with worksurface over, stainless steel sink unit with mixer tap, plumbing for washing machine, oil central heating boiler, smooth & coved ceiling, tiled flooring.



PLAY ROOM

10' 9" x 9' 3" (3.28m x 2.82m)

(originally part of the garage that has been partitioned off) smooth & coved ceiling, laminate flooring.

STORAGE ROOM

8' 3" x 0' 0" (2.51m x 0m)

(front part of garage) roller door, shelving.



FIRST FLOOR

LANDING

Smooth & coved ceiling, hatch to loft space, smoke alarm.

BEDROOM 1

16' 2" x 8' 10" (11' 1" max) (4.93m x 2.69m)

Smooth & coved ceiling, radiator, uPVC double glazed window to front.

BEDROOM 2

16' 3" x 10' 7" (4.95m x 3.23m)

Smooth & coved ceiling, radiator, uPVC double glazed window to front.



BEDROOM 3

10' 11" x 9' 6" (3.33m x 2.9m)

Smooth & coved ceiling, radiator, uPVC double glazed window to rear.

BEDROOM 4

9' 4" x 8' 5" (2.84m x 2.57m)

Smooth & coved ceiling, radiator, uPVC double glazed window to rear.

BATHROOM

Fitted with a three piece suite comprising of pedestal wash hand basin, low level W.C. and panelled bath with electric shower over, vinyl flooring, smooth & coved ceiling with inset spotlighting, uPVC double glazed window to side with obscure glass, partly tiled walls, airing cupboard with radiator.



EXTERNAL

The property is approached via a tarmac driveway leading to off road parking, garden laid to lawn, side access to good sized rear garden laid to lawn, decked area, patio, oil tank.



DISCLAIMER

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

IMPORTANT INFORMATION

These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

DRAFT

These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	80 c
55-68	D		
39-54	E		
21-38	F		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements