



Church Road

Gorslas, Llanelli, SA14 7NF

Asking Price Of £415,000

Property Features

- Detached House
- Cash Purchaser Only
- Requires Completion Works
- Five Bedrooms
- Integral Garage
- Driveway/Off Road Parking
- Countryside Views
- Open Plan Living Area
- Four Bathrooms
- Viewing Recommended

Full Description

An imposing house offering spacious family accommodation that requires completion works. This unique property is situated in the Village of Gorlas, in a peaceful location with some stunning countryside views and within excellent access of the A48/M4. Set back from the road, approached via a sloping driveway, this detached house sits in a good sized plot with gardens mainly to front & side. There is ample off road parking and integral garage. Viewing is highly recommended to appreciate the versatility on offer with 5/6 Bedrooms, 4 Bathrooms and Gym/Swimming Pool. Viewing By Appointment. *****CASH PURCHASER ONLY***** EPC Rating-C

ENTRANCE HALLWAY

Via uPVC double glazed entrance door with side windows, leading through to

OPEN PLAN KITCHEN/DINING/LIVING AREA

KITCHEN/DINING AREA

24' 3" x 19' 4" (7.39m x 5.89m)

Fitted with a range of base, wall & display units with complimentary work surface over, built in electric oven, grill and microwave, fitted 5 ring gas hob, integrated larder fridge and separate freezer, integrated dishwasher, 1 1/2 composite sink unit with mixer tap, walls tiled over work surface, door leading to rear hallway and annex, woodburner, uPVC double glazed window to front, opening out to:

LIVING AREA

27' 10" x 13' 0" (8.48m x 3.96m)

uPVC double glazed windows to front, rear and side, uPVC double glazed French doors to rear & side, open tread staircase to first floor.

FIRST FLOOR

LANDING

Airing cupboard, stairs to third floor.



BEDROOM 1

12' 0" x 13' 8" (3.66m x 4.17m)

Smooth ceiling, uPVC double glazed window to front, laminate flooring, door to

DRESSING ROOM

7' 9" x 6' 1" (2.36m x 1.85m)

Laminate flooring, smooth ceiling, shelving, hatch to attic space, door to annex, opening through to:

WALK IN WARDROBE

6' 0" x 9' 5" (1.83m x 2.87m)

Laminate flooring, smooth ceiling, fitted with shelving and hanging space.

EN-SUITE

7' 6" x 7' 7" (2.29m x 2.31m)

Fitted with a four piece suite comprising of low level W.C., wash hand basin set in vanity unit, walk in shower enclosure and bath with tiled surround, fully tiled walls, tiled flooring, smooth ceiling,

BEDROOM 2

13' 10" x 10' 10" (4.22m x 3.3m)

uPVC double glazed window to side.

EN-SUITE

10' 8" x 5' 10" (3.25m x 1.78m)

Low level W.C., bath.

BEDROOM 3

15' 1" x 13' 3" (4.6m x 4.04m)

Two uPVC double glazed windows to front, uPVC double glazed French doors to side.

BEDROOM 4

11' 2" x 10' 1" (3.4m x 3.07m)

uPVC double glazed window to front.

BATHROOM

7' 9" x 7' 4" (2.36m x 2.24m)

uPVC double glazed window to front.

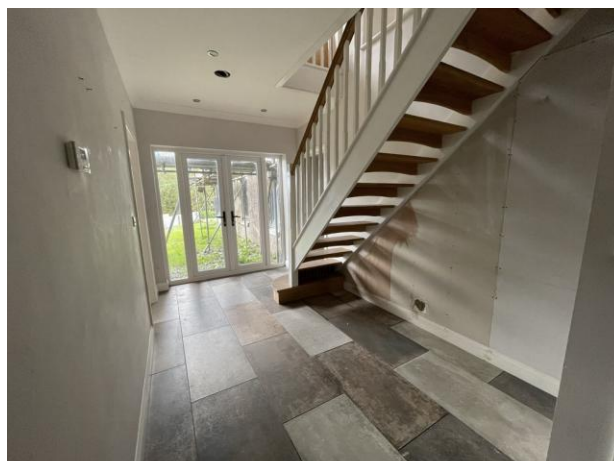
THIRD FLOOR

open plan, uPVC double glazed French doors to side,

BEDROOM/ LIVING AREA

27' 13" x 19' 14" (8.56m x 6.15m)

open plan, uPVC double glazed French doors to side with superb views.





ANNEX

REAR ENTRANCE HALLWAY

uPVC double glazed entrance door, tiled flooring, stairs to first floor, smooth ceiling, door to integral garage.

CLOAKROOM

Fully tiled walls, tiled flooring, wash hand basin, low level W.C.

UTILITY ROOM

8' 4" x 7' 10" (2.54m x 2.39m)

Fitted with a range of base and wall units with complimentary worksurface over, stainless steel sink unit with mixer tap, plumbing for washing machine and dishwasher, tiled flooring, walls tiled over worksurface, integrated fridge/freezer, smooth & coved ceiling.

OFFICE

15' 4" x 12' 5" (4.67m x 3.78m)

Wooden flooring, uPVC double glazed French doors and windows to side, window to pool area.

FIRST FLOOR

LANDING

Seating area, uPVC double glazed window to side, wooden flooring, door through to staircase leading down to the pool area, door to Bedroom 1.

GYM ROOM

15' 3" x 12' 0" (4.65m x 3.66m)

uPVC double glazed French doors and windows to side, wooden flooring, viewing area over swimming pool.

POOL AREA

25' 9" x 15' 0" (7.85m x 4.57m)

Swimming pool is prepared, although this room needs work completed, uPVC double glazed window to rear.

EXTERNAL

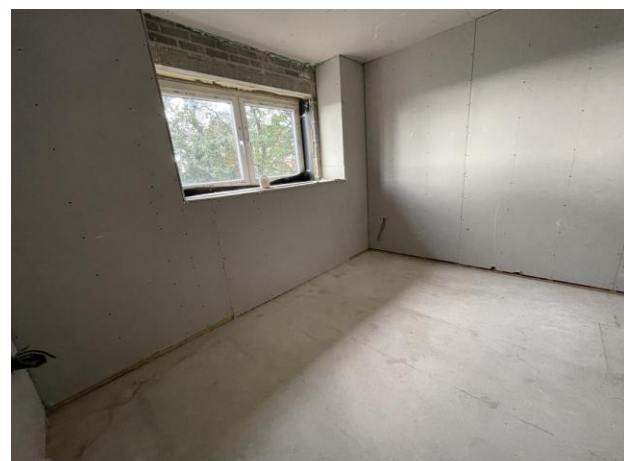
The property is approached via a sweeping driveway leading to ample off road parking and integral garage, lawned area, patio area, pond (unfinished).

GARAGE

19' 0" x 14' 0" (5.79m x 4.27m)

Up & over door, uPVC double glazed window to rear, boiler room to the side.

DISCLAIMER





FLOORPLAN

GENERAL INFORMATION

CASH PURCHASERS ONLY

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, water and drainage 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	79 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