



Cysgod Yr Ysgol

Gorslas, Llanelli, SA14 7AX

Asking Price Of £194,950

Property Features

- Semi-Detached House
- Off Road Parking
- Oil Central Heating
- Good Sized Garden
- Three Bedrooms
- Well Presented Throughout
- Two Bathrooms
- Good Access to A48/M4
- Viewing By Appointment
- Close to all Amenities

Full Description

Cymru Estates is delighted to offer For Sale a three bedroom, semi-detached house located in Gorslas within excellent access of the A48/M4 junction 49. The house is situated in a select development with the benefit of Off Road Parking and good sized rear garden. The accommodation briefly comprises of Entrance Hallway, Cloakroom, Kitchen/Diner, Lounge, Three Bedrooms, En-suite & Family Bathroom. Viewing By Appointment. EPC Rating - B.

ENTRANCE

Via composite entrance door.

ENTRANCE HALLWAY

Smooth ceiling, stairs to first floor, radiator, laminate flooring, understairs storage cupboard.

CLOAKROOM

Low level W.C., pedestal wash hand basin, laminate flooring, smooth ceiling with inset spotlighting, uPVC double glazed window to front with obscure glass.

KITCHEN/DINER

17' 4" x 8' 4" (11' 4" max) (5.28m x 2.54m)

Fitted with a range of base & wall units with complimentary worksurface over, built in electric oven, grill & 4 ring hob with extractor hood over, 1 1/2 stainless steel sink unit with mixer tap, space for fridge/freezer, plumbing for washing machine and dishwasher, cupboard housing oil central heating boiler, linoleum flooring, uPVC double glazed window to rear, smooth and coved ceiling with inset spotlighting, radiator, uPVC double glazed French doors to rear.

LOUNGE

13' 8" x 9' 4" (4.17m x 2.84m)

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



FIRST FLOOR

LANDING

Smooth ceiling, hatch to attic space, airing cupboard.

BEDROOM 1

9' 7" x 10' 7" (2.92m x 3.23m)

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

EN-SUITE

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin and shower enclosure, linoleum flooring, partly tiled walls, extractor fan, heated towel rail, smooth ceiling.

BEDROOM 2

10' 5" x 9' 7" (3.18m x 2.92m)

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

BEDROOM 3

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

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

BATHROOM

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin and panelled bath, linoleum flooring, partly tiled walls, heated towel rail, smooth ceiling with inset spotlighting, extractor fan, uPVC double glazed window to front with obscure glass.

EXTERNAL

Tarmacadam driveway to the providing off road parking, front laid with ornamental chippings, garden laid to lawn, gated side access to enclosed rear garden laid to lawn with patio area, oil tank, timber storage shed and BBQ area. Solar panels to roof which provide hot water.

DISCLAIMER

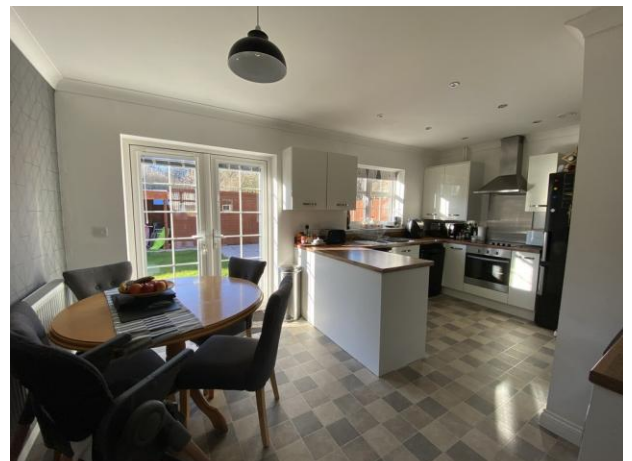
GENERAL INFORMATION

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		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



23a Llandeilo Road
Cross Hands
Llanelli
Dyfed
SA14 6NA

www.cymru estates.com
crosshands@cymru estates.com
01269 846746

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