



Church Road

Gorslas, Llanelli, SA14 7NF

Asking Price Of £325,000

Property Features

- Detached Bungalow
- Two Bedrooms
- Driveway & Garage
- Oil Central Heating
- Far Reaching Countryside Views
- Good Sized Garden
- Outbuilding/Utility
- No Chain
- Village Location
- Oil Central Heating

Full Description

Cymru Estates are delighted to offer For sale a Detached Bungalow located in the Village of Gorslas. Sitting in a good sized plot with beautiful countryside views and approached via a sweeping driveway which leads to off road parking and garage. Situated within excellent access of the Llyn Llech Owain Country Park, M4/A48 and Crosshands Retail Park. Viewing is recommended to appreciate the location and potential of this property. Viewings By appointment, please call our office to arrange a viewing. No Chain, EPC Rating E.

ENTRANCE PORCH

Tiled floor, uPVC double glazed sliding door and window to front leading into:

ENTRANCE HALLWAY

uPVC double glazed entrance door with obscure glass, tiled flooring, textured & coved ceiling, radiator, hatch to attic space, two smoke alarms, steps lead up to

BEDROOM 1

12' 0" x 15' 4" (3.66m x 4.67m)

sliding door, uPVC double glazed windows to front and rear, radiator, textured and coved ceiling.

EN-SUITE

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin and shower enclosure with electric shower, fully tiled walls, tiled flooring, radiator, textured and coved ceiling, uPVC double glazed window to rear with obscure glass.

BEDROOM 2

8' 9" x 10' 4" (2.67m x 3.15m)

uPVC double glazed window to front, radiator, textured and coved ceiling, built-in wardrobe with hanging space, cupboard housing slatted shelving and hot water cylinder.



BATHROOM

Fitted with a three piece suite comprising of paneled bath with electric shower over, low level W.C. and pedestal wash hand basin, tiled flooring, fully tiled walls, radiator, textured and coved ceiling, uPVC double glazed window to rear with obscure glass, extractor fan.



KITCHEN/DINER

10' 2" x 20' 9" (3.1m x 6.32m)

Fitted with a range of base, wall and display units with complimentary tiled worksurface over, composite sink unit with mixer tap, walls tiled over worksurface, extractor fan, tiled flooring, radiator, textured & coved ceiling, uPVC double glazed windows to front and side, sliding door to:

UTILITY

Fitted with base and wall units with worksurface over, freestanding electric cooker and hob with extractor hood over, walls tiled over worksurface and walls to half, tiled flooring, space for fridge, composite sink unit with mixer tap, radiator, textured and coved ceiling, uPVC double glazed window to front, uPVC double glazed door to side with obscure glass, door to



CLOAKROOM

Low level W.C., pedestal wash hand basin, walls tiled to half, tiled flooring, uPVC double glazed window to rear with obscure glass, radiator, textured and coved ceiling.

LOUNGE

19' 4" x 13' 0" (5.89m x 3.96m)

Textured & coved ceiling, two radiators, feature fireplace with marble hearth and log effect electric fire, uPVC double glazed window to side, uPVC double glazed sliding doors leading to



CONSERVATORY

11' 10" x 11' 0" (3.61m x 3.35m)

Of uPVC construction with dwarf wall and poly-carbonate roof, tiled flooring, ceiling fan with light, wall mounted electric heater, uPVC double glazed french doors to side.

EXTERNAL

The property is approached via a tarmac driveway with turning area, leading to garage, gardens laid to lawn with various trees and shrubbery, gated side access, side garden laid to lawn, rear garden laid to lawn with patio area, various trees and shrubbery, oil tank.

TOOL SHED

Tiled flooring, power & lighting.

OUTBUILDING/UTILITY

Of brick built construction, fitted with base and wall units with





worksurface over, walls tiled over worksurface, tiled flooring, composite sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, wall mounted electric heater, uPVC double glazed windows to front and rear, uPVC double glazed door to side with obscure glass.

GARAGE

15' 2" x 8' 8" (4.62m x 2.64m)

Electric roller door, lighting, plumbing/outside tap, oil central heating boiler, loft space.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		

23a Llandeilo Road
 Cross Hands
 Llanelli
 Dyfed
 SA14 6NA

www.cymruestates.com
crosshands@cymruestates.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

