



Cysgod Yr Ysgol

Gorslas, Llanelli, SA14 7AX

Asking Price Of £179,950

Property Features

- Modern Family Home
- 2 Double Bedrooms
- 2 Reception Rooms
- Oil Central Heating
- Solar panels owned by the property
- Off Road Parking
- Enclosed Rear Garden
- Excellent access to A48/M4
- Chain Free
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Full Description

DESCRIPTION

Situated in a cul de sac location in the village of Gorslas, this modern two bedroom, two reception room semi detached property can be found. This immaculately presented home enjoys a ground floor cloakroom, kitchen, living room, dining room with bi-folding doors leading to rear garden. To the first floor you will find two double bedrooms and a family bathroom. Externally there is off road parking to the front and a garden area at the rear. The property benefits from oil central heating and solar panels which are owned by the property. Viewing is a must. EPC: B

ENTRANCE HALL

Access via a composite front door leads to hallway, radiator, engineered oak flooring, stairs to first floor.

CLOAKROOM

Fitted with a two piece suite comprising of low level W.C., pedestal hand wash basin, radiator, extractor fan, uPVC obscure double glazed window facing front of property, engineered oak flooring.

KITCHEN

11' 6" x 6' 8" (3.51m x 2.03m)

Fitted with a range of matching base and wall units with work surface over, stainless steel sink unit with mixer tap, integrated electric oven and grill, four ring electric hob with extractor hood over, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher, wall mounted combi oil boiler, uPVC double glazed window facing front of property, smooth ceiling with spot lighting, engineered oak flooring

RECEPTION ROOM

13' 11" x 13' 11" (4.24m x 4.24m)

Smooth ceiling, two radiator, T.V. Point, wall mounted 'Hive' heating control, engineered oak flooring, under stairs storage cupboard.



RECEPTION ROOM

11' 9" x 11' 2" (3.58m x 3.4m)

A large roof lantern and bi-folding doors to the rear garden, which allows a flood of natural light into the property. Smooth feature ceiling with spot lighting, two uPVC double glazed doors lead to side of property, tiled flooring.

LANDING

Smooth ceiling, hatch to attic space, smoke alarm, doors to bedrooms

BEDROOM ONE

13' 10" x 10' 2" (4.22m x 3.1m)

uPVC double glazed window facing front of property, smooth ceiling, radiator, built in storage cupboard.

BEDROOM TWO

13' 10" x 8' 6" (4.22m x 2.59m)

uPVC double glazed window facing rear of property, smooth ceiling, radiator, built in storage cupboard housing heat recovery unit, hot water cylinder and heating controls.

FAMILY BATHROOM

Fitted with a three piece suite comprising of low level W.C., pedestal hand wash basin, panelled bath with shower unit over. Extractor fan, feature towel radiator, smooth ceiling with spot lighting, lino flooring, walls partly tiled.

EXTERNAL

Front: Tarmacadam driveway providing off road parking, lawned area, gated side path leads to rear of property, outside tap to side.

Rear: Low maintenance rear garden with lawn area, patio area, detached garden shed, oil tank.

DISCLAIMER

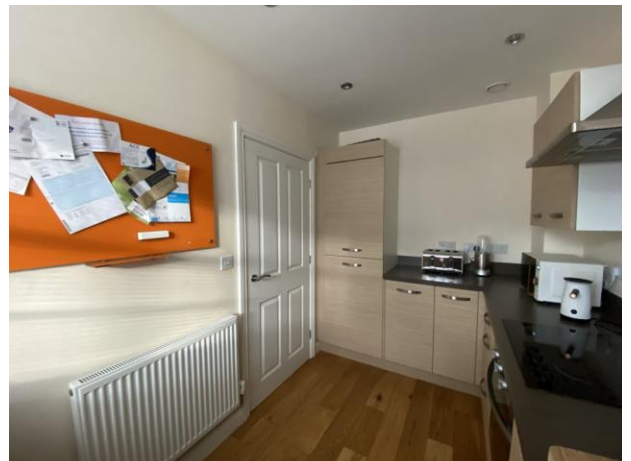
GENERAL INFORMATION

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.

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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