



**HC/KH/44029/140815**

**DESCRIPTION**

**\*\*FAMILY HOME\*\*THREE BEDROOMS\*\*GARDEN\*\***

A three bedroom semi detached property situated in a popular area. The accommodation comprises, lounge/dining room, breakfast kitchen, shower room with separate wc on the ground floor, three bedrooms and bathroom on the first floor and an attic room on the second floor. At the rear of the property is an enclosed garden with lawn & shingle area.

The village of Gorslas has the benefit of out of town retailers located at Cross Hands Business Park and ease of access to the M4 Motorway via the A48 dual carriage way connection at Cross Hands.

**ENTRANCE HALLWAY**

Double glazed window to front, stairs to first floor, understairs storage cupboard housing oil boiler providing domestic hot water and central heating, ceramic tiled floor, double glazed window to side, single panel radiator.

**LOUNGE**

20'11 x 10'5 / 10' (6.38m x 3.18m /3.05m)

Double glazed windows to front and rear, two single panel radiators, feature fireplace with tiled inset and hearth, downlighters.

**BREAKFAST KITCHEN**

14'11 x 9'7 (4.55m x 2.92m)  
Fitted with a range of wall and base units, halogen hob, electric oven with extractor fan over, 1½ bowl sink unit and draining board, ceramic tiled floor, double glazed window and double glazed French doors

to rear, single panel radiator, downlighters, part tiled walls.

**REAR HALL**

Double glazed glass panel door to side, door to:

**SHOWER ROOM**

Twin shower heads, walls tiled to ceilings.

**SEPARATE WC**

Ceramic tiled floor, double glazed window to side, wash hand basin, heated towel rail, WC, walls tiled to ceiling.

**FIRST FLOOR LANDING**

Double glazed window to side, airing cupboard with radiator, separate airing cupboard with radiator, stairs leading to attic room.

**BEDROOM ONE**

17'8 x 13'5 / 9'9 (5.38m x 4.09m /2.97m)

Double glazed window to rear, exposed floorboards, double panel radiator.

**BEDROOM TWO**

12'9 x 8'5 (3.89m x 2.57m)

Double glazed window to rear, exposed floorboards, single panel radiator.

**BEDROOM THREE**

10'9 x 8'9 (3.28m x 2.67m)

Two double glazed windows to front, double panel radiator, downlighters.

**BATHROOM**

Double glazed window to side, suite comprising panel bath, WC, pedestal wash hand basin, tiled shower cubicle, ceramic tiled floor, heated towel rail, walls tiled to ceiling.

**ATTIC ROOM**

Two Fakro windows.

**EXTERNALLY**

A shingle frontage, side pedestrian access leading

to a level enclosed rear garden, part shingle and laid to lawn with **TIMBER STORE SHED.**

**SERVICES**

We have been advised mains services are connected to the property.

**VIEWING**

By appointment with the selling Agents on 01269 592401 or e-mail ammanford@johnfrancis.co.uk

**OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 1:00pm

**TENURE**

We are advised that the property is

**GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

**DIRECTIONS**

From our Ammanford Office, proceed to the traffic lights turning right onto Wind Street. Continue straight through the next set of traffic lights onto the villages of Penybanc and Tycroes. Take the second right-hand turning after the Mountain Gate signposted Capel Hendre. Continue through the village of Capel Hendre passing through the square and continue along the road taking the left-hand turning onto Black Lion Road. Continue on this road where the property will be located on the right-hand side opposite the school as identified by our John Francis For Sale Board.