



4 Cysgod Y Gors, Gorslas, Llanelli, Carmarthenshire SA14 7NW

£199,950 For Sale

Property Features

- No forward chain
- Well presented throughout
- Semi-Detached 3 Bed Dwelling
- Popular village location
- Driveway parking for 2 vehicles
- Enclosed rear low maintenance garden

Property Summary

A conveniently situated modern 3 bedroom semi-detached property, situated in a popular residential area in the village of Gorslas, is only a few minutes drive from the A48 - M4 link road.



Full Details

Summary

A conveniently situated modern 3 bedroom semi-detached property, situated in a popular residential area in the village of Gorslas, is only a few minutes drive from the A48 - M4 link road. The accommodation comprises of a spacious living room, open-plan kitchen dining area with french doors opening out onto a patio and garden, utility/cloak room. The first floor comprising of three bedrooms to include a master bedroom with en-suite shower room and walk-in wardrobe and a family bathroom all accessed from the central landing. Externally, the property benefits from off road parking for two vehicles.

Ground Floor

Entrance Hallway

Living Room

4.381m x 4.951m (14' 4" x 16' 3")

Laminate flooring and a door to the front.

Kitchen Diner

3.263m x 5.461m (10' 8" x 17' 11")

Base and wall units with french doors to the rear.

Utility Room

0.979m x 2.485m (3' 3" x 8' 2")

WC wash hand basin with storage area for washing machine etc.

Under Stairs Storage



First Floor

Bedroom 1

3.253m x 2.374m (10' 8" x 7' 9")

Carpet flooring and window to the rear.

Bedroom 2

2.978m x 2.877m (9' 9" x 9' 5")

Carpet flooring and window to the rear.

Family Bathroom

1.897m x 2.191m (6' 3" x 7' 2")

Tile flooring, WC, wash hand basin and bath with over head shower.



Bedroom 3

2.996m x 3.015m (9' 10" x 9' 11")

Carpet flooring with window to the front.

En Suite

2.413m x 1.407m (7' 11" x 4' 7")

Tiled flooring with WC, wash hand basin and shower.

Walk-In Wardrobe

0.935m x 2.438m (3' 1" x 8' 0")



Externally

An enclosed low maintenance garden and parking for two vehicles.

Further Information

Tenure

We understand the property is held freehold.

Energy Performance Certificate

EPC Rating B (88).



Services

The property benefits from mains electricity, water and drainage.

Council Tax Band

Band C for Carmarthenshire County Council - approx. £1820.47 (2024-2025).

Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP

Viewing

Strictly by appointment with the agents Rees Richards & Partners.

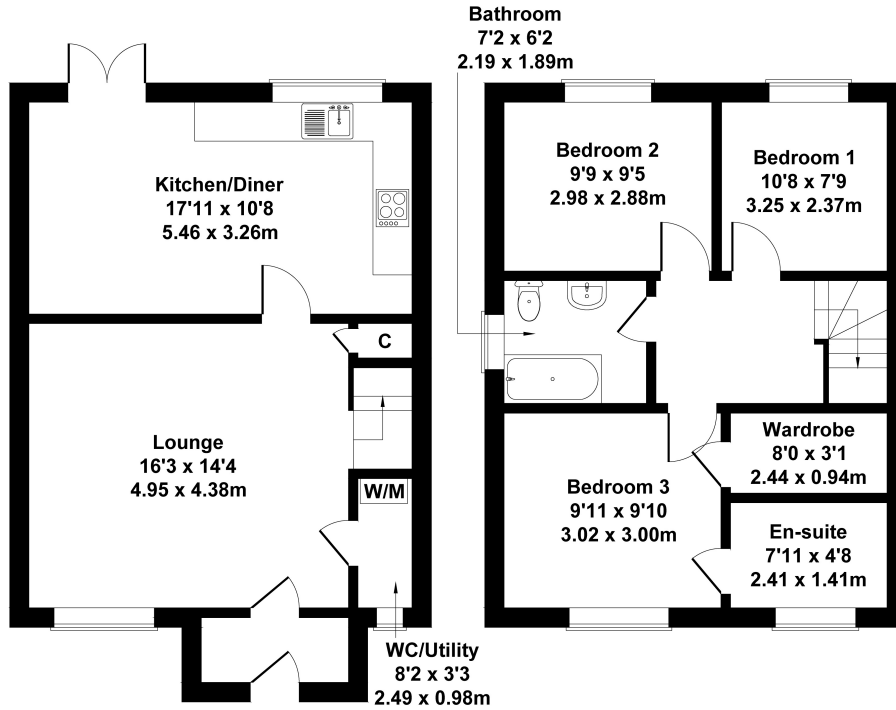
Please contact Carmarthen Office for further information:

Tel: 01267 612021 or email property@reesrichards.co.uk



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Approximate Gross Internal Area
1023 sq ft - 95 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	88	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	