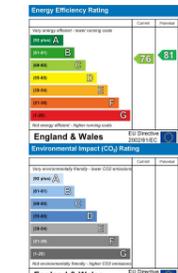




23 Cysgod Y Gors, Gorslas, Llanelli, Carmarthenshire, SA14 7NW

- Detached Timber-framed Property
- Four Bedrooms
- Cloakroom, Bathroom & En-suite Shower Room
- Well-presented Throughout
- Privately Owned Solar Panels
- Garage & Off-road Parking
- Quiet Cul-de-sac Location
- Village Location But Close to M4 Links
- Viewing Highly Recommended
- EPC RATING C. COUNCIL TAX BAND D.



New Price £319,950

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk TELEPHONE: 01269 596659

The Agent that goes the Extra Mile



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains water, electric and sewerage. Oil central heating system with electric controlled radiators. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'D'

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @WWProps

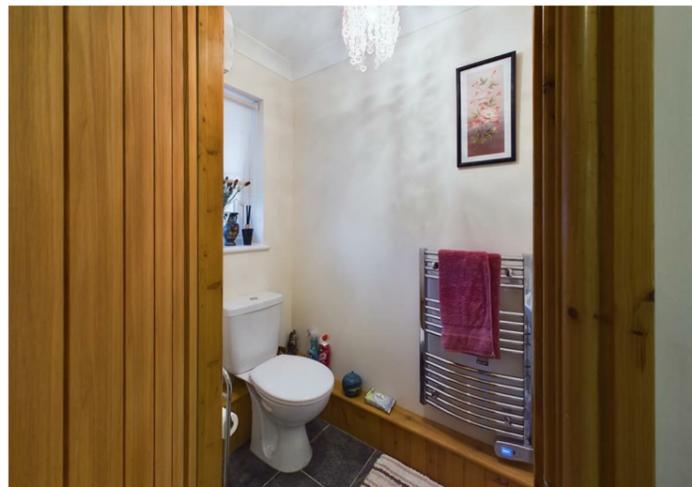
Take on AJS/SC/0424/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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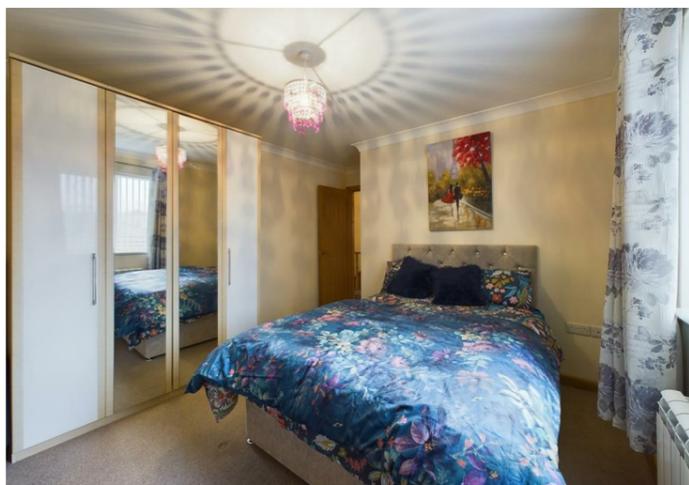
TELEPHONE: 01269 596659



This property really has the WOW factor in abundance ! SPACIOUS & BEAUTIFULLY PRESENTED throughout . Situated in a small, modern residential estate in the quiet village of Gorslas, a short driving distance to the popular retail parks of Crosshands, we have the UNIQUE opportunity In offering for sale this FOUR BEDROOM, detached property. Immaculately presented throughout, this property offers a spacious kitchen/diner with a perfectly positioned island, garage to the side , additional off-road parking and with the added bonus of having solar panels. An ideal example of a family home in a quiet location, call us today to arrange a viewing. EPC RATING C.

Accommodation comprises: Porch, hallway, cloakroom, lounge, spacious kitchen/diner, utility room, landing, storage cupboard, bathroom, airing cupboard, four bedrooms-master with en-suite shower room. Externally, open-aspect frontage which offers off-road parking. To the rear, an enclosed garden with patio and then the remainder was laid to lawn. Secure gated access to the detached garage and to the side for pedestrian access.

The village of Gorslas offers essential amenities with out-of-town retailers at Crosshands Business Park. A convenient location with easy access to the M4 motorway and link roads via the dual carriageway with a connection at Crosshands.



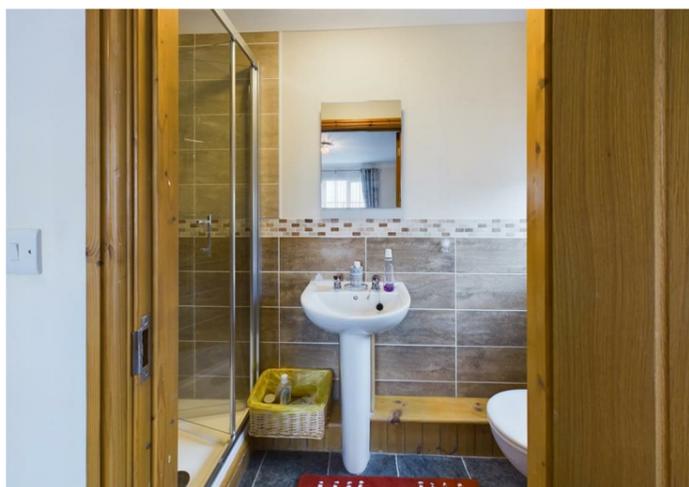
..AGENTS VIEWING NOTES

KEY INFORMATIONTimber-framed property, built in 2015. It has privately owned solar panels and thermostatically controlled electric heating . Vendor has right-of-way to use the driveway to the side of the house to gain access to he garage at the rear. . Broadband availability- Ultrafast (1000 Mbps). All mobile networks and coverage are available apart from Three, and no data is available for Vodaphone. The property is a coal mining area; a mining report is recommended.

- PORCH**
8'3" x 2'4" (2.54 x 0.72)
- HALLWAY**
- CLOAKROOM**
6'7" x 3'1" (2.02 x 0.95)

- LOUNGE**
16'11" (max) x 12'0" (max) (5.16 (max) x 3.66 (max))
- KITCHEN AREA**
9'3" (max) x 7'11" (max) (2.82 (max) x 2.42 (max))
- DINING AREA**
15'10" (max) x 12'7" (max) (4.83 (max) x 3.86 (max))
- UTILITY ROOM**
7'7" (max) x 5'11" (max) (2.32 (max) x 1.81 (max))
- LANDING**
- BATHROOM**
13'5" (max) x 5'6" (max) (4.11 (max) x 1.68 (max))
- BEDROOM 1**
12'6" (max) x 11'11" (max) (3.82 (max) x 3.64 (max))

- EN-SUITE SHOWER ROOM**
8'3" (max) x 3'3" (max) (2.53 (max) x 1.00 (max))
- BEDROOM 2**
11'0" (max) x 10'7" (max) (3.36 (max) x 3.25 (max))
- BEDROOM 3**
8'8" x 8'5" (2.65 x 2.57)
- BEDROOM 4**
9'9" x 7'6" (2.98 x 2.29)
- DETACHED GARAGE**
18'7" x 12'1" (5.68 x 3.70)



DIRECTIONS
At our offices turn left onto "Baptist Lane", turn left again onto "Carregamman Lane". At the roundabout take the third turning off onto "Ffordd William Walker". At the next roundabout take the first turning off and follow the road until you come into the village of "Tycroes". As you go past the recreational field turn right onto "Hendre Road", follow all the way until you then drive onto "Waterloo Road" then you will continue onto "Black Lion Road. Take the fourth turning off on your right signposted "Gors Ddu Road". Then take the first right into "Cysgod Y Gors", follow the road around and the property is situated on your left, number 23.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.