



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: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 11

ref: /// 22/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>

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.

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

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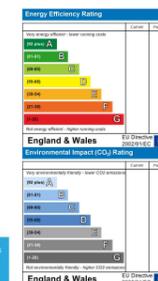


113 Cross Hands Road, Gorslas, Llanelli, Dyfed, SA14 6RH

- Semi-Detached House
- Utility Room
- Cloakroom
- Enclosed Rear Garden
- Easy access M4 Corridor
- Three Bedrooms
- Lounge/Diner
- Off-Road Parking
- Rear Lane Access
- EPC:TBC

Price £225,000

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The Agent that goes the Extra Mile





A fantastic opportunity to purchase a well-presented, traditional, three-bedroom semi-detached family home situated in Gorslas, with off-road parking in a sought-after location with easy access to local amenities and good transport links. EPC rating: TBC

The superior accommodation comprises an entrance hallway, lounge/dining room with log burner kitchen, utility room, and cloakroom. First floor, Two bedrooms, family bathroom, and loft room with WC. Externally off-road parking to the fore, enclosed rear garden with paved patio area, and summer house.

The village of Gorslas offers essential amenities with out-of-town retailers located 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. The village of Gorslas offers essential amenities with out of town retailers located at Crosshands Business Park.



Entrance Hallway
22'3" x 3'9" (6.80 x 1.16)

Lounge
11'3" x 11'5" (3.45 x 3.50)

Dining Room
9'3" x 9'6" (2.84 x 2.90)

Kitchen
12'6" x 10'1" (3.83 x 3.09)

Utility Room
6'10" x 10'0" (2.10 x 3.06)

Cloakroom
5'1" x 3'1" (1.55 x 0.96)

First Floor

22'0" 6'10" (6.73 2.10)

Landing

Bedroom One
13'11" x 10'2" (4.26 x 3.11)

Bathroom
9'8" x 9'0" (2.95 x 2.76)

Bedroom Two
11'8" x 9'10" (3.57 x 3.01)

Bedroom Three
15'7" x 9'9" (4.76 x 2.99)

Cloakroom



DIRECTIONS

From our Ammanford Office Take Baptist Ln to A474. Turn left onto Baptist Ln. Turn right towards A474. Follow A483 to Hendre Rd in Tycroes for approx 1.6 miles. Turn right onto Hendre Rd. Continue onto Waterloo Rd/B4297. After approx 1.7 miles bear left Follow Black Lion Rd to Cross Hands Rd/A476 in Gorslasv. Turn left onto Cross Hands Rd/A476. After approx 0.3 mile property will be on left.

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