



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.

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



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

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

**O.I.R.O £329,950**

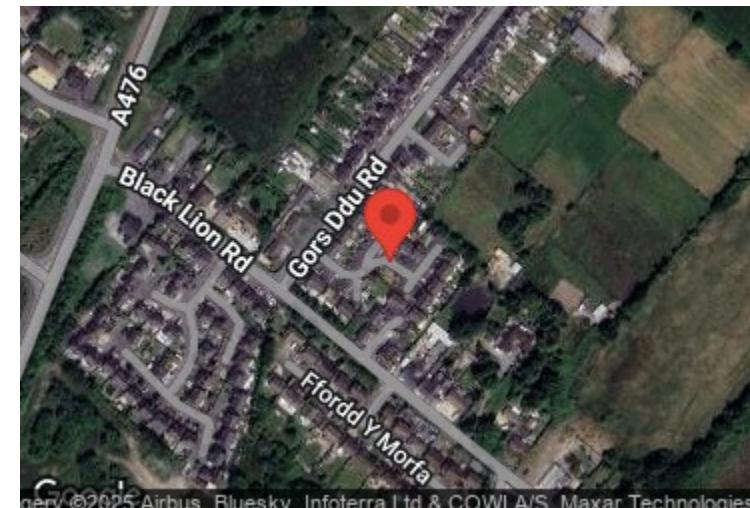
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**The Agent that goes the Extra Mile**





## 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](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.