



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 electric and water connected. Oil central heating and hot water system. We have not checked or tested any of the services or appliances at the property.

TAX: Band E

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on AJS/SC/1224/draft

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

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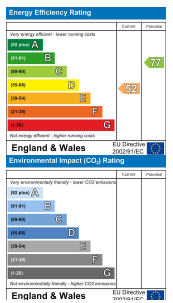
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Bethany Llandeilo Road, Gorslas, Carmarthenshire, SA14 7LW

- Traditionally Built, Immaculately Presented, Detached House
- Three Reception Rooms & Sunroom
- Total Plot Measures 4.076 Acres
- Land Measures 3.527 Acres
- EPC RATING E. COUNCIL TAX BAND E.
- Four Double Bedrooms
- Cloakroom & Upstairs Shower Room & Bathroom
- Stable Block With Two Stables & Tack Room
- Viewing Highly Recommended for the Size, Location & Presentation



Offers In The Region Of £545,000



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The Agent that goes the Extra Mile





Appearances are certainly deceiving when it comes to this stunning detached property. Take a peek for yourselves! Hiding behind the doors of this beautiful property is an immaculately presented family home sitting on a plot that measures 4.076 acres and boasting three reception rooms and four double bedrooms. It also offers oodles of charm and character from the original stone-walls and wooden lintels to the log-burner in the lounge, then mix it up with the modern kitchen, Bethany welcomes you! But that's not all she offers you; Bethany gives you a purpose-built stable block, menage, and three paddocks, which measure 3.527 acres and are surrounded by natural beauty. Call today at 01269 596659 to arrange a viewing so you can also appreciate the size, location, and presentation! EPC RATING E. COUNCIL TAX BAND E.

Accommodation comprises: Lounge with log-burner, sitting room, spacious dining/family room, sunroom, boot-room, kitchen, cloakroom, landing bathroom, shower-room and four double bedrooms. The property sits in a spacious plot with ample parking and lawn and patio gardens. The remainder of the plot boasts a stable block that houses two stables, a tack room, and a menage. The remainder of the land measures roughly 3.527 acres. The total size of the plot measures 4.076 acres.

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 INFORMATION *** Traditionally built. Mains water, electricity and sewerage are connected—oil central heating (boiler fitted 2024). There are covenants and easements on the title, which we have on file; please request a copy for your information. The plot size measures 4.076 acres, and the land measures 3.527 acres (measured by Promap 20/12/24). There are three gentle downward-sloping paddocks along the lower boundary with a stream. The vendors have a private agreement to graze their horses on neighbouring Council land, which adjoins the property. A proportion of the land is subject to SSSI designation (Site of Special Scientific Interest), a written agreement with NRW (Natural Resources Wales) for land maintenance - for example, restricted grazing rights during winter periods. The Local Authority also replaced most of the stock fencing to the perimeter of the land

connected with the property cut back, removed all scrub, and installed a water trough for horses. The local authority consulted NRW before finalising the menage. A SUDS application for approval of the drainage scheme for the menage is pending approval per Council planning requirements. For this location, according to Offcom, this is the following information: Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability coverage for 02 and Vodafone, limited mobile coverage for EE and Three. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

MAIN HOUSE

LOUNGE

OFFICE/SITTING ROOM

DINING & FAMILY ROOM

SUNROOM

BOOT ROOM

KITCHEN

CLOAKROOM

LANDING

BATHROOM

SHOWER ROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

EXTERNAL UTILITY ROOM

STABLE BLOCK :

STABLE 1

STABLE 2

TACK ROOM

MANEGE



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". Follow the road until you get to the junction and turn left at the junction and at the roundabout take the second turning off onto "Heol Parc Mawr". At the next junction turn right onto "Heol Stanllyd". Hitting Crosshands roundabout taking the fourth turning off signposted "Gorslas". Drive past "Gwernllwyn Carehome", and continue driving on this road going past "Tafarn Y Phoenix" on your right, keep on driving and just before you get to the Petrol station on the left the property is on the right, Bethany. See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.