



## Hafod Llandeilo Road

Gorslas, Llanelli, SA14 7LW

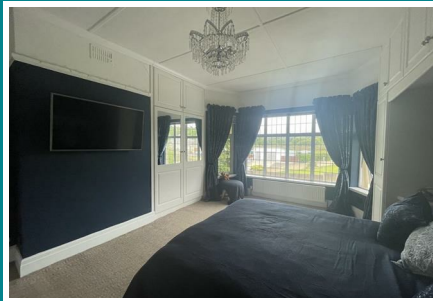
Offers in the region of £465,000



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## Offers in the region of £465,000



### Entrance Hallway

Entrance via a traditional door, Laid carpet, 1 x radiator, Coved ceiling with 2 x light fittings, 1 x smoke alarm, Wall mounted cupboard housing the meter and fuse box, Under stair storage, Doors leading to the lounge, Study, Dining room and the kitchen, Staircase to the first floor.

### Lounge

16'6" x 12'11" (5.05m x 3.94m )

Laid carpet, Multifuel burner sat on hearth with oak mantelpiece, 2 x radiators, Coved ceiling with 1 x light fitting, Large uPVC double glazed bay window to the front, 2 x wall lights.

### Study/Bedroom 5

9'5" x 8'1" (2.88m x 2.47m )

Laid carpet, 1 x uPVC double glazed window to the rear, Coved ceiling with 1 x light fitting, 1 x radiator.

### Dining room

13'6" x 10'5" (4.13m x 3.18m)

Laid carpet, In built cupboards, Coved ceiling with 1 x light fitting, 1 x radiator, 2 x uPVC double glazed windows to the side and the rear, Feature fire surround.

### Kitchen

13'3" x 10'2" (4.05m x 3.10m)

With a Range of attractive wall and base units, with a stunning granite worksurface over, Integrated dishwasher, 1 1/2 bowl sink and drainer unit with a hot and cold mixer tap over, Integrated double oven and grill with induction hob, Splash back and extractor hood over, Wooden flooring, 1 x uPVC double glazed window to the rear with fitted shutter blinds, 1 x radiator, Smooth coved ceiling with fitted downlighters, Arch leading to the pantry area and utility area.

### Pantry

6'9" x 3'4" (2.06m x 1.03m)

Minimum wall and base units with worksurface over, Wooden flooring, 1 x uPVC double glazed window to the rear with obscured glass, Smooth ceiling with 1 x light fitting, Smooth ceiling with 1 x wall light

### Utility room

7'8" x 5'2" (2.36m x 1.58m )

Minimum wall and base units with a granite worksurface over, Integrated fridge and integrated freezer Wooden flooring, 1 x

heated towel rail, uPVC double glazed window to the rear with fitted shutter blinds, Thermostat to control under floor heating in the downstairs w.c, Smooth coved ceiling with 1 x light fitting, Door to the downstairs W.C, uPVC door leading to the elevated decking area/rear garden.

### Downstairs w.c

4'9" x 2'5" (1.45m x 0.74m)

Attractive floor tiles, Wall mounted wash hand basin, Low level flush cistern, Smooth coved ceiling with 1 x light fitting

### Staircase and Landing

Laid carpet, 1 x uPVC double glazed window to the rear with fitted shutter blinds, Coved ceiling with 1 x light fitting, 1 x smoke alarm, Doors leading to bedrooms 1 - 3 Family bathroom, Separate W.C, Staircase leading to the second floor

### Master Bedroom

19'6" x 10'8" (5.95m x 3.26m)

Laid carpet, 1 x bay window to the front, Integrated and fitted units, 2 x radiator, coved ceiling with 1 x light fitting.

### Bedroom 2

13'5" x 11'8" (4.10m x 3.56)

Laid carpet, 2 x window to the front and side, Integrated and fitted units, 1 x radiator, coved ceiling with 1 x light fitting.

### Bedroom 3

13'6" x 8'9" (4.12m x 2.67m)

Laid carpet, 1 x window to the rear, 1 x radiator, coved ceiling with 1 x light fitting, fitted units.

### Separate W.C

6'4" x 2'9" (1.95m x 0.85)

Attractive vinyl flooring, low level flush cistern with integrated wash hand basin, Window to the side with obscured glass, Coved ceiling with 1 x light fitting

### Family Bathroom

9'10" x 8'7" (3.00m x 2.64)

Featuring a corner bath, Walk in shower, his and hers wash hand basin over base unit, 2 x wall mounted mirrors, Heated towel rail, Smooth ceiling with downlighters window to the side with obscured glass, aqua panel flooring,



### Staircase and landing to the second floor

Laid carpet, window to the rear, Door leading to bedroom 4 with en-suite

### Bedroom 4

11'8" x 12'10" (3.57m x 3.92m )

Laid carpet, 1 x uPVC double glazed window to the front with fitted blinds, Smooth ceiling with downlighters, Arch to walk in wardrobe, Door leading to the en-suite, Eaves storage

### En-suite

5'5" x 4'6" (1.66m x 1.38m)

Featuring a Heated towel rail, Wash hand basin over base unit, Low level flush cistern, Enclosed shower, 1 x velux window, Floor tiles, Wall tiles, Smooth ceiling with fitted downlighters.

### Walk in wardrobe

5'2" x 3'1" (1.58 x 0.96)

Laid carpet, Smooth ceiling with 1 x light fitting

### Externally

Externally and to the front there is a driveway providing off road parking for up to 6 vehicles. The garden to the front, side and rear are absolutely delightful, mainly laid to lawn with a mixture of shrubbery and plants. The rear of the property benefits from a log storage shed, green house and an elevated decking area with artificial grass. The rear also boasts a large garage with workshop to the rear.

### Garage

19'5" x 16'3" (5.93m x 4.96m)

Light and electric supply, Up and over door, Window to the side, timber door to the side, Rear workshop, Attic hatch

### Workshop

16'4" x 9'6" (5.0m x 2.92m )

Light and electric supply

### Disclaimer

Disclaimer general information:

Services: Mains electricity, gas, water and sewerage services. have not been tested and purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply with current statutory regulations. Important information All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. These particulars are set out as a general outline for guidance. Prospective purchasers/Buyers should satisfy as to their accuracy before entering any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. Please contact us if you have a specific enquiry in relation to the property, area or general enquiries.

We are awaiting confirmation from the seller to confirm whether Property advertisement is of satisfaction



Road Map



Hybrid Map



Terrain Map



Floor Plan



Ground Floor



First Floor



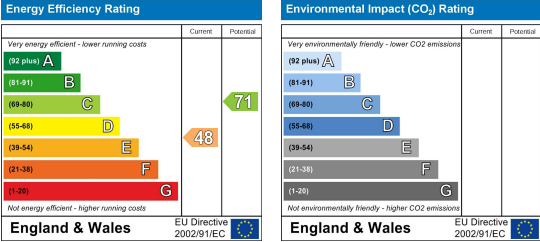
Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by

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Energy Efficiency Graph



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