



**3 Tai Gorsaf, Llanelli, Carmarthenshire SA15 3PE**  
**£240,000**

Welcome to Tai Gorsaf on Corporation Avenue. With no chain involved, this property presents an excellent opportunity for both first-time buyers and families seeking a new home. Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The house boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. Each room is designed to accommodate various needs, whether it be for children, guests, or a home office. The location is particularly advantageous, with easy access to local amenities and schools, making it ideal for families. This semi-detached house is a wonderful opportunity to create lasting memories in a welcoming environment. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely property your new home. Energy Rating - TBC, Council Tax Band - D, Tenure - Freehold.





## Ground Floor

### Entrance

Access via entrance door leading into:

### Entrance Hallway

Coved and textured ceiling, radiator, smoke detector, stairs to first floor, under stairs storage cupboard, storage cupboard with shelving and radiator.

### Cloakroom

A two piece suite comprising of low level W.C., wall mounted wash hand basin, coved and textured ceiling, tiled floor, part tiled walls, double glazed window to front.

### Lounge 11'3 x 14'2 approx (3.43m x 4.32m approx)

Coved and textured ceiling, radiator, coal effect gas fire set in stone fire surround, radiator, double glazed window to front, opening into:

### Dining Room 11'5 x 11'4 approx (3.48m x 3.45m approx)

Coved and textured ceiling, radiator, double glazed sliding doors to rear garden.

### Kitchen 12'1 x 9'5 approx (3.68m x 2.87m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, coved and textured ceiling, part tiled walls, gas four ring hob, electric oven, tiled floor, single stainless steel sink unit with mixer tap, space for table and chairs, double glazed window to rear, radiator.

### Utility Room

Smooth ceiling, plumbing for washing machine, space for tumble dryer, space for fridge freezer, tiled floor, two double glazed windows to rear.

### Inner Hall

Window, tiled floor, entrance door to rear garden, door into Integral Garage

## First Floor

### Landing

Coved and smooth ceiling, window to side, smoke detector, access to loft space.

### Bedroom One 14'1 x 11'3 approx (4.29m x 3.43m approx)

Coved and textured ceiling, built in wardrobe with hanging rail and shelf, storage cupboard with shelving, double glazed window to front.

### Bedroom Two 13'1 x 11'5 approx (3.99m x 3.48m approx)

Coved and textured ceiling, radiator, built in wardrobe with hanging rail and shelf, double glazed window to rear.

### Bedroom Three 9'2 x 9'4 approx (2.79m x 2.84m approx)

Coved and textured ceiling, radiator, built in wardrobe with shelf and hanging rail, double glazed window to rear.

### Shower Room 7'4 x 9'2 approx (2.24m x 2.79m approx)

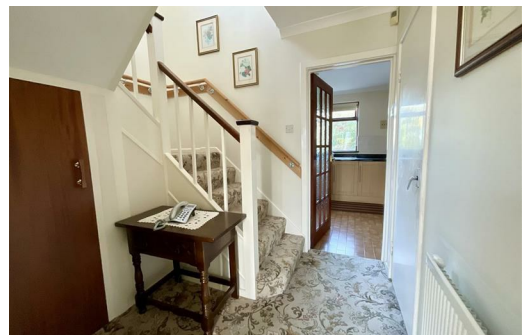
A three piece suite comprising of low level W.C., pedestal wash hand basin, shower in shower enclosure, coved and textured ceiling, radiator, part tiled walls, radiator, vinyl floor, double glazed window to front.

### Garage 16'4 x 9'7 approx (4.98m x 2.92m approx)

With up and over door, electric connected.

### External

The front of the property is laid to lawn with driveway (which is accessed via double gates) leading to Garage, side access is via a wooden door leads to the rear garden. The enclosed rear garden is laid mainly to lawn with two paved areas and bordered with various shrubs. Storage Building. External tap.



35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: [properties@willow-estates.com](mailto:properties@willow-estates.com)

[www.willow-estates.com](http://www.willow-estates.com)

Tenure

We are advised the tenure is Freehold

Council Tax Band

We are advised the Council Tax Band is D

Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR  
768 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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