



**40 Clos Maes Rhedyn, Gorslas, Llanelli, SA14 6SG**

**Offers in the region of £230,000**

We are delighted to offer for sale this semi-detached house set in a cul-de-sac of similar style houses set in the village of Gorslas, close to local amenities and within easy access of the A48/M4 motorway. Accommodation comprises entrance hall, downstairs WC, lounge, kitchen/diner, 3 bedrooms one with en suite and family bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking and enclosed rear garden.

## First Floor

### Entrance Hall

with stairs to first floor, radiator and under stairs cupboard

### Lounge

16'0" x 10'6" (4.90 x 3.22)  
with radiator and uPVC double glazed window to front

### Kitchen

10'3" x 17'4" (3.14 x 5.29)  
with base and wall units, one and half sink unit with monobloc tap, 4 ring gas hob with extractor over, intergrated oven and microwave, integrated automatic dish washer, part tiled walls, radiator and uPVC double glazed window and patio doors to rear

### Downstairs WC

7'8" x 2'11" (2.34 x 0.89)  
with low level flush WC, pedestal wash hand basin, radiator and uPVC double glazed window to side

## First Floor

### Landing

with hatch to roof space, radiator and airing cupboard

### Airing cupboard

5'8" x 3'2" (1.74 x 0.98)  
with plumbing for automatic washing machine

### Bedroom 1

12'0" x 8'5" (3.68 x 2.59)  
with radiator, built in wardrobe and uPVC double glazed window to front

### En-suite

5'0" x 6'11" (1.53 x 2.12 )  
with low level flush WC, pedestal wash hand basin, walk in shower, part tiled walls, heated towel rail and shaver point

### Bedroom 2

9'4" x 10'1" (2.85 x 3.09 )  
with radiator and uPVC double glazed window to rear

### Bedroom 3

10'7" x 6'11" (3.25 x 2.13)  
with radiator and uPVC double glazed window to rear

### Bathroom

5'7" x 6'7" (1.71 x 2.01 )  
with low level flush WC, pedestal wash hand basin, panelled bath with mains shower over and glass screen, part tiled walls, shaver point, heated towel rail and uPVC double glazed window to front

### Garden

with off road parking, side access to rear garden with paved patio area and lawned garden

### Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains (water meter)

Sewerage: Mains

Heating: Gas

Broad Band Speed Download: 1800mbps

Upload 220mbps

Mobile coverage: Vodafone: 68% EE: 75%

3: 73% o2: 57%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk from rives, low risk from surface water and small watercourses

Rights and Easements:

Restrictions:

### Council tax

band D

### NOTE

All internal photographs are taken with a wide angle lens.

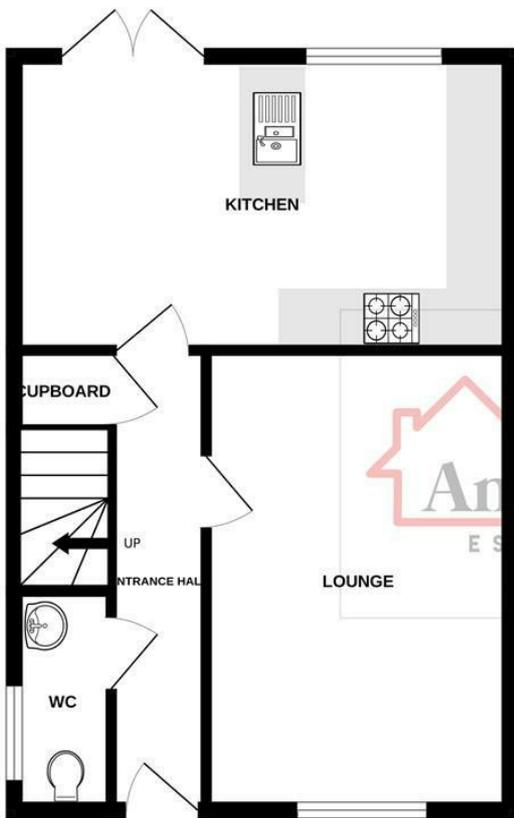
### **Directions**

Leave Ammanford on College Street and follow the road for approximately 2 miles into Llandybie turn left at the crossroads onto Blaenau Road, follow the road for approximately 4 miles and at the junction turn left onto Cross Hands Road, follow the road for approximately one mile, turn left into Ty Newydd Terrace and first left into Clos Maes Rhedyn and the property can be found on the right hand side.

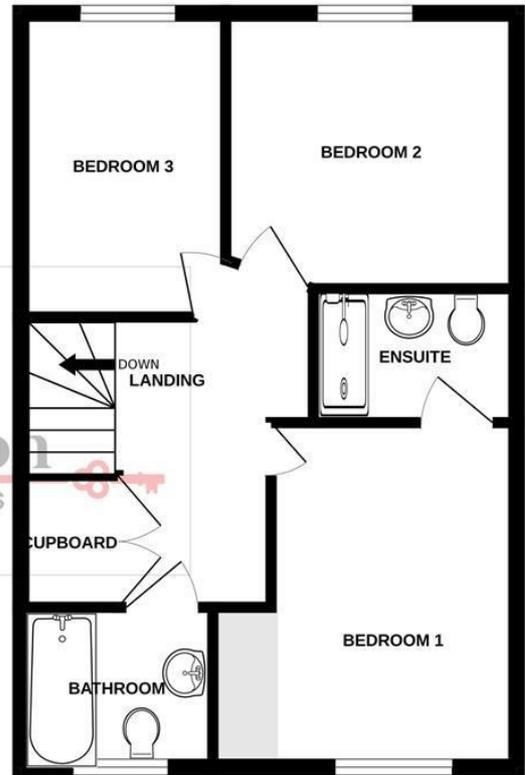
### **AGENTS NOTE**

No photos due to the property being tenanted until end of February.

GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.