



5 Cysgod Yr Ysgol, Gorslas, Llanelli, SA14 7AX

Offers in the region of £250,000

A modern, detached house set in the popular village of Gorslas with easy access to the A48/M4 motorway. Accommodation comprises entrance hall, lounge, kitchen/diner, cloakroom, 3 bedrooms one with en suite and family bathroom. The property benefits from oil central heating, uPVC double glazing, off road parking and enclosed rear garden.

Ground Floor

Composite entrance door to

Entrance Hall

with stairs to first floor, under stairs storage and uPVC double glazed window to front.

Lounge

17'6" x 10'1" (5.35 x 3.08)



with two radiators and uPVC double glazed window to front and French doors to side.

Kitchen/Diner

17'7" x 9'8" (5.36 x 2.97)



with a range of fitted base and wall units, four ring ceramic hob with extractor over and oven under, stainless steel splashback, stainless steel sink unit with monobloc tap, plumbing for automatic washing machine, space for fridge freezer, space for tumble dryer, radiator and uPVC double glazed window to front, rear, side and door to rear.

Cloakroom

6'7" x 3'3" (2.02 x 1.01)



with low level flush WC, pedestal wash hand basin, radiator, downlights and uPVC double glazed window to rear.

First Floor

Landing

with airing cupboard with wall mounted boiler providing domestic hot water and central heating, hatch to roof space and uPVC double glazed window to side.

Bedroom 1

11'8" x 9'11" max (3.56 x 3.03 max)



with radiator and uPVC double glazed window to front.

En Suite

5'1" x 6'0" max (1.57 x 1.84 max)



with low level flush WC, pedestal wash hand basin, tiled shower cubicle with mains shower and heated towel rail.

Bedroom 3

9'2" x 10'7" (2.81 x 3.24)



with radiator and uPVC double glazed window to side.

Bedroom 2

8'1" x 14'0" (2.47 x 4.27)



with shelving, radiator and uPVC double glazed window to front.

Bathroom

5'8" x 5'6" (1.73 x 1.7)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, part tiled walls, heated towel rail and uPVC double glazed window to rear.

Outside



with off road parking for 2 cars to side, side pedestrian access leading to lawned garden with patio area.

Services

Mains electricity, water and drainage.
Owned solar panels providing hot water.

Council Tax

Band

NOTE

All photographs are taken with a wide angle lens.

Directions

From the A48 roundabout at Cross Hands take Llandeilo Road and at the first the six ways crossing in Gorslas take the Cefneithin road and travel for approximately half a mile. Turn into Cysgod Yr Ysgol and the property can be found on the left hand side.

GROUND FLOOR

1ST FLOOR



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			93
(81-91) B		84	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales EU Directive 2002/91/EC			

Please note:

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