Anna Ashton
ESTATE AGENTS









5 Grove Hill Park, Gorslas, Llanelli, SA14 7LF

Offers in the region of £245,000

- Detached bungalow
- 2 reception rooms
- uPVC double glazing
- Front and rear gardens
- 2 bedrooms
- Oil central heating
- Off road parking

Ground Floor
uPVC double glazed entrance door to

Entrance Hall
with radiator and textured ceiling.

Lounge
16'6" x 11'10" (5.04 x 3.62)




with electric fire, 2 radiators, textured and coved ceiling and uPVC double glazed window to front.

Dining Room
8'1" x 8'10" (2.47 x 2.71)



with serving hatch, radiator, coved ceiling and uPVC double glazed window to side.

Kitchen
11'3" x 8'11" (3.45 x 2.73)




with range of fitted base and wall units, display cabinets, stainless steel single drainer sink unit with mixer taps, 4 ring hob with extractor over and oven under, plumbing for automatic washing machine, part tiled walls, textured and coved ceiling and uPVC double glazed window and door to side.

Conservatory
8'6" x 8'2" (2.60 x 2.51)



with tiled floor, polycarbonate roof and uPVC windows and doors

Inner Hall
with hatch to roof space and airing cupboard.

Bedroom 1
11'11" x 12'0" (3.64 x 3.68)




with radiator, coved ceiling and uPVC double glazed window and door to rear.

Bedroom 2
11'10" x 8'8" (3.63 x 2.65)




with radiator, textured and coved ceiling and uPVC double glazed window to rear.

Shower Room
6'10" x 5'7" (2.09 x 1.71)



with low level flush WC, pedestal wash hand basin, walk in shower, tiled floor, radiator and uPVC double glazed window to side.

Outside



with lawned and gravelled gardens to front and side, rear access to off road parking for two cars, lawned garden, gravelled garden, timber shed and mature shrubs and trees

Material Information
UTILITES:

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Oil
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 risks in all aspects
Rights and Easements: None
Restrictions: None

Services
Mains electricity, water and drainage. Oil

NOTE
All internal photographs are taken with a wide angle lens.

Council Tax
Band D

Directions

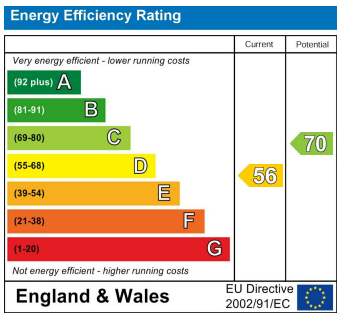
From six ways in cross hands take the right hand turn to go past the Tafarn Y Phoenix on the B4556 onto Penygroes Road and travel for approximately half a mile and the bungalow can be found on the right hand side, identified by our For Sale board.

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