

NO ONWARD CHAIN. Modernized To An Excellent Standard The Property Offers Generous Sized Accommodation & Excellent Decorative Order. Parking and Detached Garage Within A Good Sized Plot



75 Grove Hill Park, Gorslas, Llanelli, Carmarthenshire. SA14 7LF.

£275,000

R/4932/NT

Modernized To An Excellent Standard. The property offers flexible modern living with large windows for natural light to flow into the property. Composite radiators lovely soft lighting and wood style flooring makes the property ready to move into with no onward chain. Light & Roomy With Conservatory to rear looking out to the garden area. Lovely Level Garden Area, Parking & Detached Garage. Popular & Convenient Location. Large Open Plan Kitchen/ Dining Room and Living Area. Popular and convenient location on the edge of Gorslas village. Close to Cross Hands. Walking distance to local footpaths to over the fields, friendly to dog walkers. Access to bus routes.



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Location

The village of Gorslas offers garage/ shop, village public house and eateries, junior school and on the edge is Llyn Llech Owen where there are woodland walk etc. 1 Mile from Cross Hands with retail parks and M4 dual carriageway connection. Carmarthen is 12 Miles, Ammanford 6 miles, Llandeilo 8 miles, Llanelli 13 miles and the City of Swansea 19 miles.

Kitchen

2.84m x 3.96m (9' 4" x 13' 0")

Matching base and wall units with worksurface over, sink with mixer tap and drainer, electric oven and hob with extractor hood over, space for integrated fridge/ freezer, plumbing for a washing machine and space for a tumble dryer. UPVC double glazed window facing front and side, door to side and lvt flooring.



Lounge

3.53m x 5.05m (11' 7" x 16' 7")

Window to front, 2 x Radiators.





Bedroom 1

3.61m x 3.00m (11' 10" x 9' 10")

Double doors to conservatory, lvt flooring and radiator.



Conservatory

2.95m x 2.79m (9' 8" x 9' 2")

Lvt flooring, UPVC double glazed windows and door to rear garden.



Bedroom 2

3.51m x 3.38m (11' 6" x 11' 1")

Double glazed window to rear, radiator and lvt flooring.



Bedroom 3

3.12m x 2.72m (10' 3" x 8' 11")

Double glazed window to side, lvt flooring and radiator.



Bathroom

2.26m x 2.06m (7' 5" x 6' 9")

Fitted with a three piece suite comprising with bath and shower over, low level WC and a wall mounted wash hand basin. Double Glazed window to side with obscure glass, heated towel rail and lvt flooring.



Externally

Driveway / Parking and front lawned garden. Rear patio area and good sized level lawned garden to rear.





Garage

3.71m x 5.71m (12' 2" x 18' 9")

Up and over door and side pedestrian access door.



Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and LPG gas central heating.

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax Band

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: D.



Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Level access.

Construction Type

Traditional

EPC Rating: E (39)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

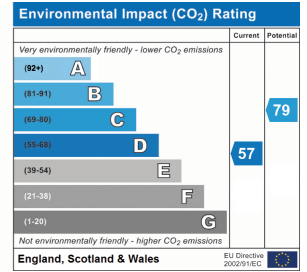
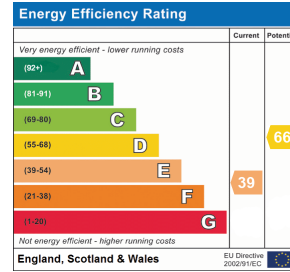
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



For further information or
to arrange a viewing on this
property please contact :

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