

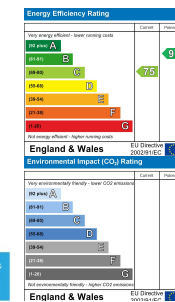


14 Clos Maes Rhedyn, Gorslas, Llanelli, Carmarthenshire, SA14 6SG

- End-of-Terrace Property
- Cloakroom, Bathroom & En-suite Shower Room
- Driveway Offering Off-road Parking
- Close To The M4 and Crosshands Retail Park
- EPC RATING C
- Three Bedrooms
- Modern & Well-presented Throughout
- Popular Small Residential Estate
- Viewing Highly Recommended

Price £229,950

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band 'D'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

TAKE ON AJS/SC/1123/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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The Agent that goes the Extra Mile





Situated in the quiet village of Gorslas, only a stone-throw away from the popular Crosshands Retail Park, we have pleasure in offering this three-bedroom, end-of-terrace property for sale. Modern and immaculately presented throughout, a good example of a "turn-key" property with the added bonus of having a downstairs cloakroom, bathroom and an en-suite shower room, a must for all modern homes these days. It is in a small popular residential estate where the rear enclosed garden has a view of the countryside that will never be spoilt. Viewing is highly recommended to appreciate everything this property has to offer. EPC RATING C.

Accommodation comprises a Hallway, cloakroom, lounge, kitchen/diner, laundry cupboard, landing, bathroom, three bedrooms-master with fitted wardrobes and en-suite shower room. Externally, open-aspect frontage to the front with low maintenance chippings and a driveway to the side. To the rear, an enclosed garden is mainly laid to lawn with a small patio area and secure pedestrian gated access to the front.

The village of Gorslas offers essential amenities with out-of-town retailers at Crosshands Business Park. A convenient location with easy access to the M4 motorway and link roads via the dual carriageway with a connection at Crosshands.



HALLWAY

CLOAKROOM

5'2" x 2'10" (1.59 x 0.87)

LOUNGE

15'1" (max) x 12'4" (max) (4.61 (max) x 3.78 (max))

KITCHEN/DINER

9'7" (max) x 15'5" (max) (2.94 (max) x 4.72 (max))

UTILITY CUPBOARD

LANDING

BATHROOM

6'6" x 6'3" (2.00 x 1.92)

BEDROOM 1

10'0" (max) x 8'9" (max) (3.06 (max) x 2.69 (max))

EN-SUITE SHOWER ROOM

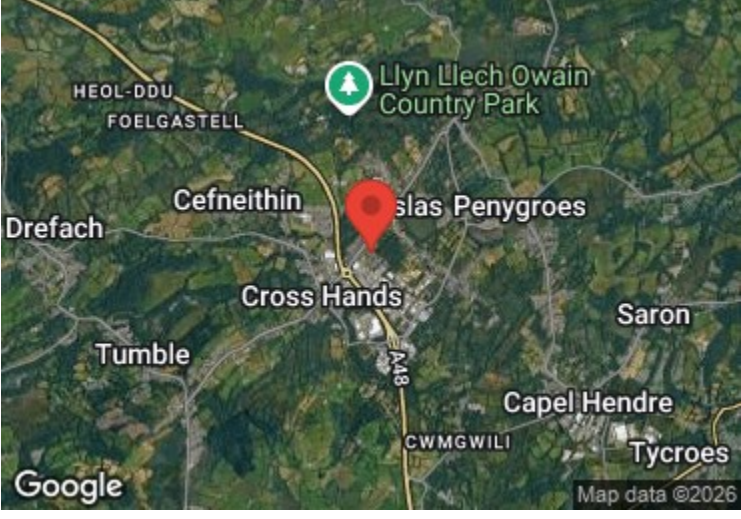
3'1" (max) x 8'9" (max) (0.94 (max) x 2.69 (max))

BEDROOM 2

9'8" (max) x 8'9" (max) (2.96 (max) x 2.67 (max))

BEDROOM 3

6'7" x 6'5" (2.02 x 1.97)



DIRECTIONS

At our offices turn left onto "Baptist Lane", turn left again onto "Carregamman Lane". At the roundabout take the third turning off onto "Ffordd William Walker". At the next roundabout take the first turning off and follow the road until you come into the village of "Tycroes". As you go past the recreational field turn right onto "Hendre Road", follow all the way until you then drive onto "Waterloo Road" then you will continue onto "Black Lion Road". Follow the road until you get to the junction and turn left at the junction and at the roundabout take the second turning off onto "Heol Parc Mawr". At the next junction turn right onto "Heol Stanllyd". Hitting Crosshands roundabout taking the fourth turning off signposted "Gorslas". Drive past "Gwernllwyn Carehome" taking the first turning on your right taking you onto "Ty Newydd Terrace". Take the first left which then takes you into "Clos Maes Rhedyn". Follow the road until you get to. See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.