



House - Detached (EPC Rating: C) Freehold

CLOS MAES RHEDYN, GORSLAS, LLANELLI, SA14 6SG

Offers In The Region Of

£335,000

4 Bedroom House - Detached located in Llanelli

Thomas & Thomas are delighted to offer For Sale this Detached Property set in a cul-de-sac of similar style houses located in the village of Gorslas. The property is located close to the new Retail Outlet in Cross Hands which offers many well known retail shops and supermarkets and close to the M4 Motorway with access to Carmarthen, Swansea and Llanelli and neighbouring small villages. The accommodation offers, Entrance Hall, Lounge, Kitchen with Dining Area, Utility Room, Cloakroom on the ground floor and 4 Bedrooms (One En-Suite) and Bathroom on the first floor. Externally, there is a tarmac drive way and single garage to the front and a gravelled and patio area to the rear of the property. The property benefits from Gas Central Heating and uPVC Double Glazing.

Council Tax Band - E. Freehold. EPC - C74.

Ground Floor

With front entrance door leading into...

Entrance Hallway

With radiator and stairs to first floor.

Lounge

4.88m into bay x 3.25m (16'0" into bay x 10'7")

With radiator and herringbone floor, bay window to the front of the property.

Kitchen with Dining Room

6.32m x 4.22m (20'9 x 13'10)

With a range of modern base and wall units with granite worktops, one and a half bowl stainless steel sink unit with mixer taps, 5-ring gas hob with extractor above, eye level electric oven, eye level built in microwave and integrated fridge/freezer. Additional features include herringbone flooring, under stairs cupboard, window and sliding patio doors to the rear.

Utility Room

2.16m x 1.75m (7'1" x 5'9")

With base units, stainless steel sink unit with mixer taps, plumbing for automatic washing machine, plumbing for automatic dish washer, herringbone flooring, door leading to cloakroom and door leading to the rear.

Cloakroom

With low level flush WC, corner pedestal wash hand basin, herringbone flooring and obscure glass window to the side.

First Floor

Landing

With hatch to roof space, built in cupboard and airing cupboard.

Bedroom 1

3.96m into bay x 3.28m (13'0" into bay x 10'9")

With radiator, built in wardrobe and bay window to the front.

En-Suite

2.16m x 1.96m (7'1" x 6'5")

With low level flush WC, pedestal wash hand basin, shower enclosure with mains shower and Respatex surrounding, heated towel rail, extractor fan and obscure glass window to the front of the property.

Bedroom 2

4.11m x 2.82m (13'6" x 9'3")

With radiator, built in wardrobe and window to the front.

Bedroom 3

3.71m x 2.41m (12'2" x 7'11")

With radiator and window to the rear.

Bedroom 4

3.45m x 2.26m (11'4" x 7'5")

With radiator and window to the rear.

Bathroom

2.41m x 2.08m (7'11" x 6'10")

With low level flush WC, pedestal wash hand basin, panelled path with overhead mains shower, heated towel rail, extractor fan, part tiled wall and obscure glass window to the rear.

External

Front: With tarmac driveway providing ample parking, leading to an integral garage with an up and over door. The garage is fitted with lighting and power and houses the gas boiler providing domestic hot water and central heating.

Rear: Enclosed level rear garden with gravel beds, two pergolas and a paved patio area.

Services

Mains gas, water, electric and drainage.



Council Tax
- Band E.

Tenure
Freehold

NOTE
All photographs have been taken with a wide angle lens.

Any appliances and services listed on these details have not been tested.

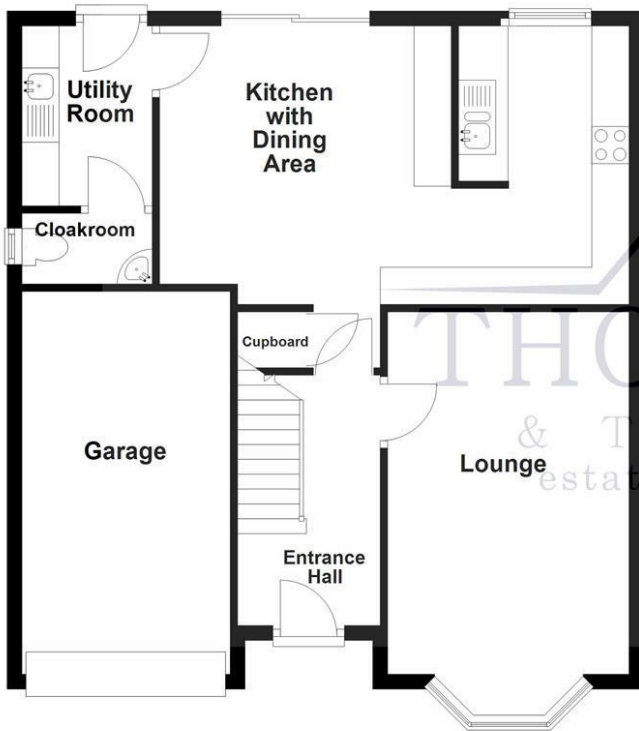
Viewings
By appointment with the selling agent on 01269 597949 or email ammanford@thomasandthomas-property.co.uk

Social Media
Follow us on Facebook: Thomas & Thomas Estate Agents
Follow us on Instagram and X: ThomasThomas_EA

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. Turn right left and the property can be found on your right hand side.



Ground Floor



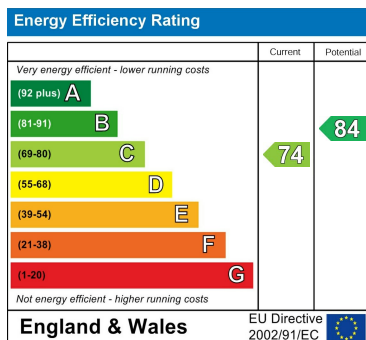
First Floor



Council Tax Band

E

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

