



Bungalow - Detached (EPC Rating: E) Freehold

GROVEHILL PARK, GORSLAS, LLANELLI, SA14 7LF

Offers In The Region Of

£245,000

2 Bedroom Bungalow - Detached located in Llanelli

We have pleasure in offering For Sale this nicely presented Detached bungalow located within the village of Gorslas. The property benefits from Oil Central Heating and uPVC Double Glazing. The accommodation comprises, entrance hall, lounge, kitchen-Diner, hallway, bathroom and two bedrooms. Externally there is gated low maintenance front garden with lawn area, tarmac driveway leading to a large detached garage and enclosed private rear garden with gravel and patio area mature trees, shrubs and artificial grass area. Local amenities, mini supermarket, public house and primary school, with further shopping facilities located close by at the new Retail Outlet in Cross Hands which offers many well known retail shops and supermarkets with easy access to the M4 Motorway

Council Tax Band -D . Freehold. EPC - E40

Ground Floor

With front entrance door leading into...

Entrance Hall

With radiator, coved and textured ceiling, laminate flooring and storage cupboard.

Lounge

4.70 x 3.82 (15'5" x 9'10" 269'0")

With radiator, coved and textured ceiling, laminate floor, feature fireplace with wooden beam and uPVC window to the front.

Kitchen-diner

6.28 x 5.04 (20'7" x 16'6")

With radiator textured and coved ceiling, part tiled walls, laminate floor, range of base and wall units, plumbing for automatic washing machine, space for fridge/freezer, 7 ring gas range cooker with electric double oven under and extractor over, one and a half bowl sink unit with mixer tap, uPVC window to the side and uPVC door to the side of the property.

Bathroom

3.70 x 2.35 (12'1" x 7'8")

With radiator, laminate floor, part tiled walls, low level flush WC, pedestal wash hand basin, panelled bath with shower over and two uPVC windows to the side.

Hallway

With coved and textured ceiling, storage cupboard and laminate floor.

Bedroom 1

3.63 x 3.50 (11'10" x 11'5")

With radiator, coved and textured ceiling, built in wardrobes and uPVC window to the rear.

Bedroom 2

3.50 x 2.88 (11'5" x 9'5")

With radiator, coved and textured ceiling, built in wardrobes and uPVC window to the rear.

External

Front: Gated low maintenance front garden with lawn area, tarmac driveway leading to a large detached garage (3.5 x 10).

Rear: Enclosed private rear garden with gravel and patio area, mature trees, shrubs and artificial grass area.

Services

Oil, electricity, water and drainage.

Council Tax

Band - D.

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

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Agents

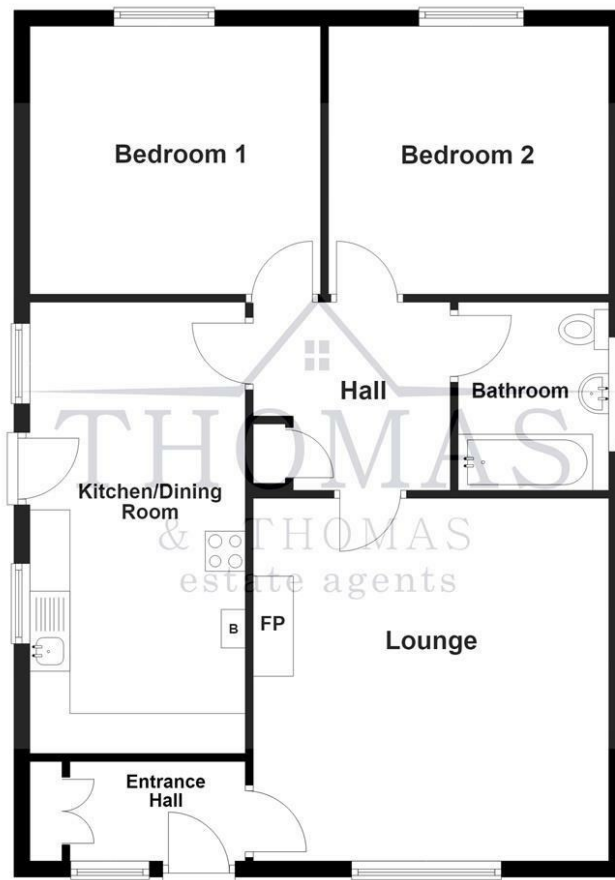
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Directions

Leave Ammanford on College Street, turn third left onto Station Road then second right. Continue over the railway crossing and travel for approximately 2.5 miles into the village of Capel Hendre. At the crossroads turn right onto Waterloo Road and continue to the crossroads in Penygroes. Turn left and after approximately half a mile left again into Grove Hill Park, take the first left and the property can be found on the left hand side.



Ground Floor

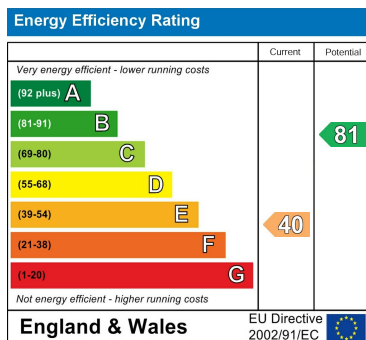


Total area: approx. 76.0 sq. metres (817.8 sq. feet)

Council Tax Band

D

Energy Performance Graph



Call us on

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<https://www.thomasandthomas-property.co.uk/>

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.

