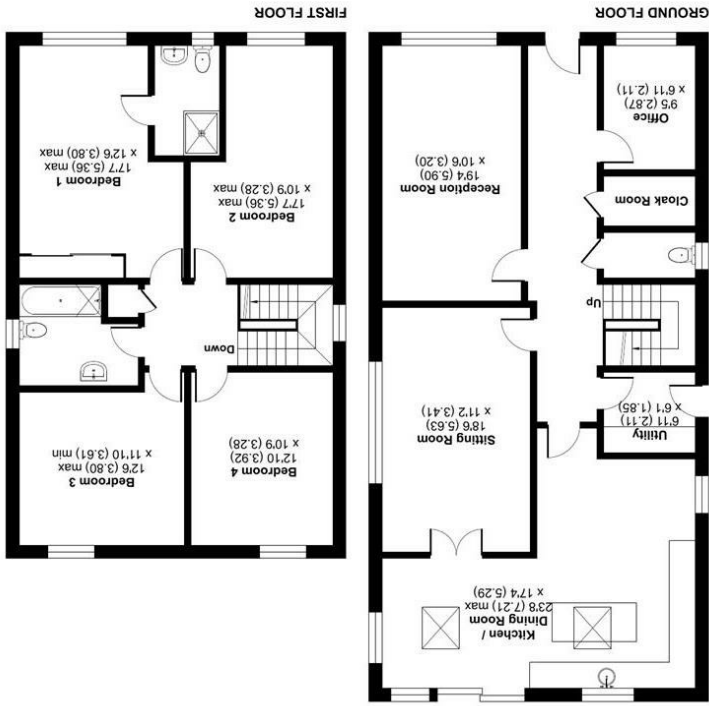


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

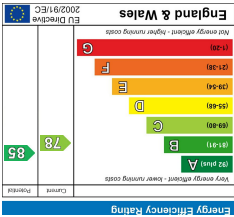
Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Produced for Dawson's Property, REF: 1402479. © Dawson's 2026.



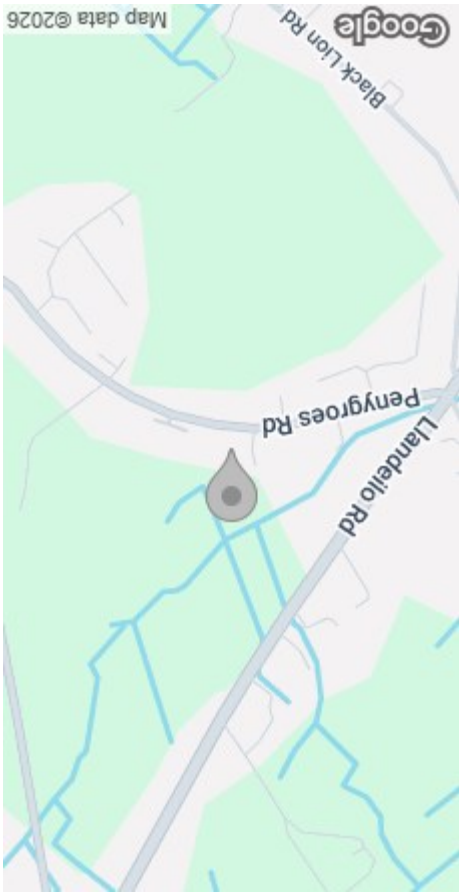
Penygroes Road, Llanelli, SA14

Approximate Area = 2046 sq ft / 190.1 sq m

For identification only - Not to scale



## EPC



## AREA MAP

## FLOOR PLAN



25a Penygroes Road  
Gorslas, Llanelli, SA14 7LA  
Asking Price £420,000





GENERAL INFORMATION

Situated on Penygroes Road in the village of Gorslas, Llanelli, this splendid detached property offers a perfect blend of space and comfort, making it an ideal family home. With four generously sized double bedrooms, this property is designed to accommodate the needs of a growing family or those who simply desire extra space.

Upon entering, you will find three well-appointed reception rooms that provide ample areas for relaxation and entertainment. The layout is both practical and inviting, ensuring that family gatherings and social events can be enjoyed in style. Additionally, the property features a utility room and a cloakroom, enhancing the convenience of daily living. The family bathroom is thoughtfully designed, complete with a V.C and a shower en-suite, ensuring that everyone has their own space to unwind.

Outside, the property boasts a good-sized driveway, providing off-road parking for multiple vehicles. While the low-maintenance enclosed rear garden offers a private outdoor space for children to play or for hosting summer barbecues.

This well-presented family home on Penygroes Road is not just a house; it is a place where memories can be made. With its spacious interiors and convenient location, it is sure to attract those seeking a comfortable and stylish living environment. Do not miss the opportunity to make this delightful property your own.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room  
19'4" x 10'5" (5.90m x 3.20m )

Sitting Room  
18'5" x 11'2" (5.63m x 3.41m )

Kitchen/Dining Room  
23'7" max x 17'4" (7.21m max x 5.29)

Utility  
6'11" x 6'0" (2.11m x 1.85m )

W.C

Cloak Room



Office  
9'4" x 6'11" (2.87m x 2.11m )

First Floor

Landing

Bedroom 1  
17'7" max x 12'5" max (5.36m max x 3.80m max )

Shower En-suite

Bedroom 2  
17'7" max x 10'9" max (5.36m max x 3.28m max )

Bedroom 3  
12'5" max x 11'10" min (3.80m max x 3.61m min)

Bedroom 4  
12'10" x 10'9" (3.92m x 3.28m )

Family Bathroom

Parking  
Gated Driveway

Council Tax Band = F

EPC = C

Tenure  
Freehold

Services  
Heating System - Gas  
Mains gas, electricity, sewerage and water.  
Broadband - The current supplier is Sky (fibre)  
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Tesco  
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

