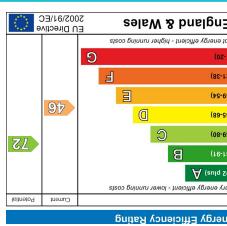
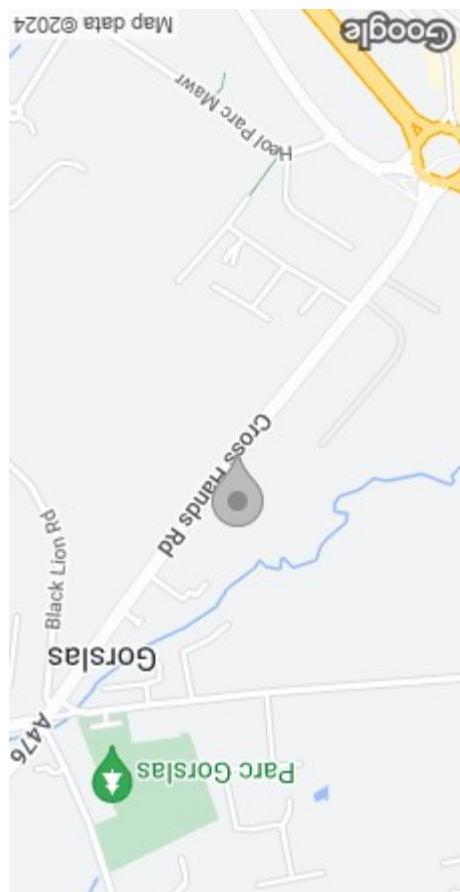




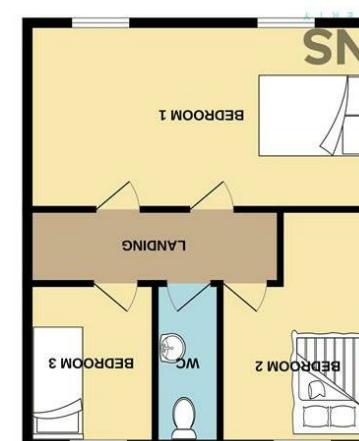
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



59 Cross Hands Road
Gorslas, Llanelli, SA14 6RP
Offers In Excess Of £223,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

VIEWING IS HIGHLY RECOMMENDED TO APPRIciATE ALL THIS PROPERTY HAS TO OFFER

Detached property which has been recently Modernised & Updated..

The property is situated in the village of Gorslas with easy access to the M4 and local amenities at Crosshands Business Park.

The property briefly comprises:

Hallway/Sitting Area, Lounge/Diner, Utility Room, Bathroom, Kitchen. FIRST FLOOR: Three Bedrooms (could be turned back into a Four Bed), W.C. EXTERNALLY: Off Road Parking to front, Enclosed rear garden to rear.

Property offered with no onward chain.



FULL DESCRIPTION

ENTRANCE

Off road parking to front with pedestrian access path to side. uPVC glazed door opening to:

HALLWAY

Stairs to first floor, laminated wood flooring, uPVC glazed window to front aspect, radiator. Opening to:

SITTING AREA

Laminated wood flooring, radiator. Door to:

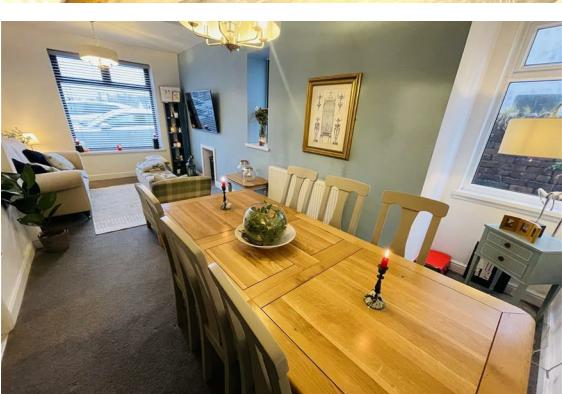
LOUNGE/DINER

21'3 x 8'8 (6.48m x 2.64m)
uPVC double glazed window to front aspect and two further windows to side aspect, radiator.

BATHROOM

9'7 x 8'10 (2.92m x 2.69m)

White Four piece suite comprising: Panelled bath, shower cubicle housing mains shower, wash hand basin set in vanity unit, W.C, ceramic tiled walls to hallway, vinyl flooring, towel warmer/radiator, frosted double glazed window to rear aspect.



UTILITY ROOM

Freestanding 'Worchester' oil boiler, Plumbing for automatic washing machine, space for tumble dryer, original quarry tiled floor.

KITCHEN

18'8 x 8'8 (5.69m x 2.64m)
Fitted with a range of wall and base units having worktops over with bowl & half sink unit having double glazed window over, uPVC doors to rear garden, space for freestanding fridge/freezer, spotlights to ceiling, vinyl flooring. Electric cooker with extractor hood, tile splashback.

FIRST FLOOR

Reached via stairs found in hallway.

BEDROOM ONE

9'5 x 16'3 (2.87m x 4.88m 0.91m)
Originally two rooms which has been knocked into one, but could easily be put back to make bedroom 4. Two double glazed windows to front aspect, two radiators, exposed floorboards.

BEDROOM TWO

8'9 x 9'12 (2.67m x 2.74m)
Double glazed window overlooking rear garden, radiator.

BEDROOM THREE

8'6 x 6'3 (2.59m x 1.91m)
Double glazed window to rear aspect overlooking rear garden and fields, radiator.

W.C

9' x 3'9 (2.74m x 1.14m)
Wash hand basin set in to vanity unit, W.C, radiator, vinyl flooring.

EXTERNALLY

GARDEN

Enclosed rear garden laid mainly to lawn with patio area, two brick outbuildings.

N.B

Known Consideration: Please be advised that asbestos products may have been used in the original coatings on the walls and or ceilings, original production of **down-pipes, guttering, soil pipes, this list is not exhaustive. We recommend that you conduct your own checks.

