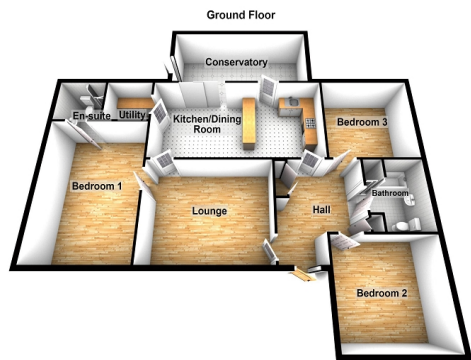




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**32 Black Lion Road
Gorslas
Llanelli
Carmarthenshire
SA14 6RT**

Price **£325,000**



- Three bedroom detached bungalow
- Open plan kitchen/ dining room, utility room
- Lounge, conservatory
- Bathroom, ensuite
- Upvc glazing
- Oil fired central heating
- Front and rear gardens
- Driveway for ample parking

General Description

We are pleased to offer for sale this three bedroom detached bungalow in the village of Gorslas close to local amenities including country park, primary school and public house/restaurant.



Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

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Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

Black Lion Road, Gorslas, Llanelli, Carmarthenshire.

Property Description

We are pleased to offer for sale this three bedroom detached bungalow in the village of Gorslas close to local amenities including country park, primary school and public house/restaurant. The property lay approximately 1 mile from Cross Hands town centre and its amenities including, retail park, cinema, public houses, restaurants, secondary school, primary school and further amenities. The property is approximately 11 1/2 miles from Carmarthen and its wider available amenities and approximately 6 miles from Ammanford town centre and its amenities.

The accommodation briefly comprises hallway, open plan kitchen/ dining room, utility room, conservatory, lounge, bathroom and three bedrooms, one with an ensuite.

The property benefits from Upvc glazing, oil central heating, front and rear gardens and a driveway for ample parking.

Upvc glazed door to

Hallway

Radiator, coved ceiling, hard wired smoke alarm, hatch to roof space, storage cupboards.

Bedroom 2 (13' 1" x 12' 8") or (4.00m x 3.86m)

Upvc glazed window to front, radiator, coved ceiling, laminate flooring.

Bathroom (9' 0" Max x 8' 4") or (2.74m Max x 2.55m)

Upvc glazed window to side, towel radiator, coved ceiling, tiled floor, part tiled walls, close coupled WC, pedestal wash hand basin, bath, shower cubicle, extractor fan.

Bedroom 3 (12' 5" x 12' 4") or (3.78m x 3.76m)

Upvc glazed window to rear, radiator, coved ceiling.

Kitchen/ dining room (26' 7" x 12' 4") or (8.09m x 3.75m)

Upvc glazed patio doors to rear, Upvc glazed door to rear, Upvc glazed window to rear, two radiators, coved ceiling, six down lights, hard wired smoke alarm, part tiled floor, part laminate floor, fitted wall and base units, work surface, tiled splash back, stainless steel sink unit with mixer tap, oven point with extractor fan over, integrated dishwasher.

Utility Room (6' 8" x 4' 2") or (2.04m x 1.26m)

Upvc glazed window to rear, work surface, plumbing for automatic washing machine.

Lounge (18' 8" x 13' 0") or (5.70m x 3.97m)

Upvc glazed window to front, radiator, coved ceiling, laminate flooring, gas fireplace, two wall lights.

Bedroom 1 (17' 11" x 10' 0") or (5.45m x 3.04m)

Upvc glazed window to front, two radiators, storage cupboard, hard wired smoke alarm, hatch to roof space.

En Suite (6' 8" x 5' 7") or (2.04m x 1.71m)

Upvc glazed window to rear, towel radiator, tiled floor, part tiled walls, close coupled WC, pedestal wash hand basin, shower cubicle.

Conservatory (15' 9" x 7' 7") or (4.80m x 2.31m)

Upvc glazed door to side, Upvc glazed doors surround, poly carbonate roof, laminate flooring, wall light.

Outside

Driveway to front for ample parking. Lawned and gravelled areas to front with footpaths providing side access to the rear garden.

Patio area to rear housing Worcester oil fired boiler controlling domestic hot water and central heating.

Gravelled area housing the oil tank and a lawned area housing mature shrubs can be found to the rear.

Broadband and Mobile phone

There is Ultrafast broadband available in the area.

There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

E

Directions

Leave Cross Hands on Cross Hands road and proceed to six ways square. Take a right onto Black Lion Road and the property can be found on the right hand side.

