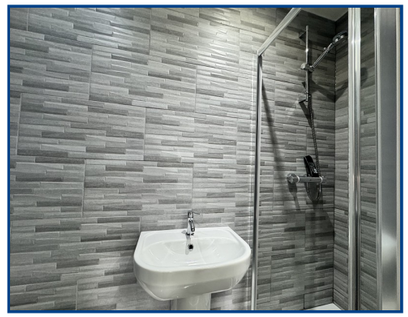
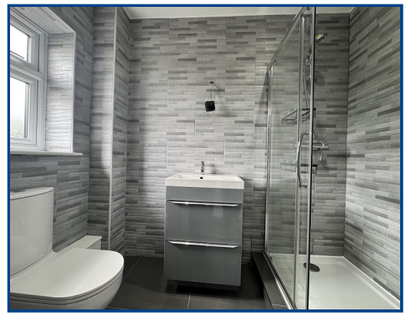
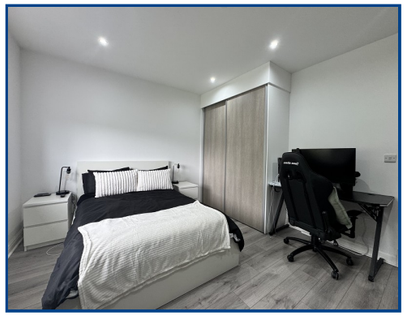





Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

29a Penygroes Road
Gorslas
Llanelli
Carmarthenshire.
SA14 7LA

Price **£525,000**








- Four double bedroom detached house
- Open plan kitchen/ dining/ living room
- Lounge/ play room, home office
- Utility room, play room
- Family bathroom, WC and two en-suites
- Upvc glazing
- Air source heat pump & solar panels
- Garage
- Driveway for ample parking
- Internal viewings are highly recommended

General Description

EPC Rating: B81

We have the pleasure in offering for sale this four double bedroom detached family home situated in the village of Gorslas, close to local amenities including country park, primary school, public house/restaurants and shops.

Penygroes Road, Gorslas, Llanelli, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this four double bedroom detached family home situated in the village of Gorslas, close to local amenities including country park, primary school, public house/ restaurants and shops. 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 miles from Carmarthen and its wider available amenities and approximately 6 miles from Ammanford town centre and its amenities.

The accommodation briefly comprises hallway, home office, WC, lounge/ play room, utility room, open plan kitchen/dining/living room, play room, landing, family bathroom and 4 double bedrooms, two with en-suites.

The property benefits from air source central heating, solar panels with battery storage, UPVC double glazing, high-quality fixtures and fittings, CCTV security systems and a sprinkler system. Further enhancing this impressive home is an EV charging point, electric blinds, a log burner and even a TV in the bathroom. The property is genuinely turnkey, offering a wealth of additional features for modern living. The solar panel and battery system has helped keep electricity bills lower over the summer months a notable benefit for a fully electric home. Externally, the low-maintenance AstroTurf garden provides an attractive and practical outdoor space, while the extensive driveway offers exceptional parking for approximately 13 vehicles.

Viewings are highly recommended.

Upvc glazed door to

Hallway

Tiled floor, under floor heating, six down lights, hard wired smoke alarm, sprinkler, stairs to first floor, under stair storage.

Home office (9' 11" x 7' 0") or (3.03m x 2.13m)

Tiled floor, under floor heating, three down lights, sprinkler, TV point.

Lounge / Play Room (16' 10" Max x 11' 11") or (5.13m Max x 3.64m)

Upvc glazed window to front, laminate flooring, under floor heating, six down lights, two sprinklers, TV point.

W.C. (7' 5" x 3' 4") or (2.27m x 1.02m)

Upvc glazed window to side, tiled floor, under floor heating, two down lights, tiled walls, close coupled WC, wash hand basin in unit, extractor fan.

Utility Room (8' 6" x 6' 11") or (2.59m x 2.12m)

Upvc glazed door to side, tiled floor, under floor heating, three down lights, fitted storage units, work surface, plumbing for automatic washing machine, sprinkler.

Kitchen / Dining / Living Room (27' 1" Max x 20' 3" Max) or (8.26m Max x 6.16m Max)

Upvc glazed bifold doors to rear, Upvc glazed window to side, two sky lights, eighteen down lights, five sprinklers, hard wired smoke alarm, tiled floor, under floor heating, TV point, part tiled walls.

In the kitchen area, there's a tiled splash back and a fitted Wren kitchen including wall and base units, work surface, and a two bowl sink unit with instant hot water mixer tap. There's Bosch integrated appliances including an electric induction hob with extractor fan over, two ovens, a hot drawer, a microwave oven and a dishwasher. Also integrated is a larder fridge and a separate freezer.

A freestanding 8kW log burner is located in the dining area.

Play Room (8' 7" x 7' 3") or (2.61m x 2.22m)

Upvc glazed window to rear, skylights, tiled floor, under floor heating, four down lights, sprinkler, TV point.

Penygroes Road, Gorslas, Llanelli, Carmarthenshire.

Landing

Upvc glazed window to side, laminate flooring, six down lights, hard wired smoke alarm, two sprinklers, hatch to roof space.

Attic

Boarded and houses hot water tank.

Bedroom 2 (13' 3" Max x 13' 2" Max) or (4.05m Max x 4.02m Max)

Upvc glazed window to front, radiator, laminate flooring, six down lights, sprinkler, fitted wardrobe, TV point.

Bedroom 2 En-Suite (8' 4" x 2' 7") or (2.55m x 0.79m)

Towel radiator, tiled floor, two down lights, tiled walls, close coupled WC, pedestal wash hand basin, shower cubicle, extractor fan.

Master Bedroom (15' 9" Max x 13' 6" Max) or (4.81m Max x 4.11m Max)

Upvc glazed window to front, radiator, laminate flooring, six down lights, sprinkler, fitted wardrobes, TV point.

Master bedroom En-Suite (8' 2" x 7' 11") or (2.48m x 2.41m)

Upvc glazed window to front, towel radiator, tiled floor, tiled walls, two down lights, close coupled WC, wash hand basin in unit, shower cubicle, extractor fan.

Family Bathroom (9' 4" x 8' 0") or (2.85m x 2.44m)

Upvc glazed window to side, towel radiator, tiled floor, six down lights, tiled walls, light-up mirror, close coupled WC, pedestal wash hand basin, bath, shower cubicle, extractor fan, waterproof fitted TV.

Bedroom 3 (16' 4" x 11' 8") or (4.98m x 3.56m)

Upvc glazed window to rear, radiator, laminate flooring, six down lights, sprinkler, fitted wardrobes, TV point.

Bedroom 4 (13' 5" x 11' 8") or (4.08m x 3.56m)

Upvc glazed window to rear, radiator, six down lights, sprinkler, laminate flooring, fitted wardrobes, TV point.

Outside

Secured by an electric sliding gate opening onto a spacious block-paved driveway, providing generous off-road parking for approximately 12 vehicles and a practical side storage area designed for ease of access.

Level Astroturf to the rear and Indian stone patio paving wrapped around the side and rear elevations with waterproof power sockets, and convenient hot and cold outdoor water taps.

The porch is complemented by external LED lighting. Comprehensive security setup including a 4K CCTV system, an integrated home intruder alarm, and a discreetly positioned external postbox.

The property features an advanced Samsung Eco Air Source Heat Pump alongside a high-capacity 10kW solar system paired with 12kW battery storage and a dedicated solar immersion diverter for efficient water heating.

Garage

Convenient integral access directly from the home office, complemented by a secure electric roller door to the front elevation.

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

F

Directions

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



