



- ATTRACTIVE MODERN DETACHED BUNGALOW.
- 2 LIVING ROOMS. 2 BATHROOMS. 3 WC's.
- SUNNY SOUTH FACING REAR GARDEN.
- THIRD MILE GORSLAS SQUARE.
- WELL PRESENTED 2 DOUBLE BEDROOMED ACCOMMODATION.
- UNDERFLOOR HEATING. PVCu DOUBLE GLAZED WINDOWS.
- FIRST TIME ON THE MARKET SINCE 2014.
- CONVENIENT FOR CARMARTHEN, LLANELLI AND LLANDEILO.

**Ger y Llyn, No 35a Church Road**  
Gorslas, Nr. Cross Hands,  
Llanelli, SA14 7NF

**£280,000** OIRO  
FREEHOLD

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An attractive most conveniently situated **very well presented** individually built (2004) modern 'L' shaped **DETACHED 2 DOUBLE BEDROOMED BUNGALOW RESIDENCE** situated fronting on to 'Church Road' (bus route) within walking distance of Ysgol Gynradd Gorslas, is within 0.3 of a mile of Gorslas Square and the 'Nisa' local Convenience Store, is within 1.5 miles of the A48 dual carriageway, Business Park, centre of Cross Hands and 'Maes yr Yrfa' Secondary School, is within 4.6 miles of the M4 Motorway, is within 8 miles of the Tywi Valley town of Llandeilo, is within 11.5 miles of the centre of Llanelli and the property is located some 12 miles south east of the County and Market town of Carmarthen.

**FIRST TIME ON THE OPEN MARKET SINCE 2014.**

**MODERNISED AND UPDATED TO INCLUDE THE PROVISION OF A NEW SUN ROOM ROOF AND CENTRAL HEATING BOILER.**

**UNDERFLOOR HEATING - OIL FIRED BOILER (2020). PVCu DOUBLE GLAZED WINDOWS.**

**SMOOTH SKIMMED AND COVED CEILINGS. PLASTIC FASCIA AND SOFFIT.**

**8' 1" (2.46m) CEILING HEIGHTS. PINE PANELLED INTERNAL DOORS.**

**THE BLINDS AND FITTED CARPETS ARE INCLUDED.**



**RECESSED ENTRANCE PORCH** with PVCu part opaque double glazed entrance door and side screens to

**RECEPTION HALL** 15' x 8' (4.57m x 2.44m) overall with C/h underfloor heating timer control. 2 Power points. Mains smoke alarm. Fitted cloaks cupboard with louvre doors.

**MASTER BEDROOM 1** 17' 2" x 11' 10" (5.23m x 3.60m) with PVCu double glazed window to fore. Bedroom suite. Underfloor heating room thermostat. 8 Power points. Telephone point. Archway to

**EN-SUITE SHOWER ROOM** 7' 1" x 5' 5" (2.16m x 1.65m) with ceramic tiled floor. Towel warmer ladder radiator. PVCu opaque double glazed window. Extractor fan. Fully tiled walls. 2 Piece suite in white to fitted bathroom furniture incorporating a wash hand basin with fitted storage cupboards beneath and mirrored splashback, WC. Quadrant shower enclosure with plumbed in shower over and sliding shower doors. Shaver point.

**BATHROOM** 9' x 7' 1" (2.74m x 2.16m) with extractor fan. PVCu opaque double glazed window. Ceramic tiled floor. Fully tiled walls. Towel warmer ladder radiator. Wall light with shaver point. 3 Piece suite in white comprising panelled bath with shower attachment, WC and wash hand basin to fitted bathroom furniture with storage cupboards beneath. **FITTED AIRING/LINEN CUPBOARD** with louvre doors, underfloor heating manifold and slatted shelving.

**FRONT BEDROOM 2** 10' 10" x 8' 11" (3.30m x 2.72m) plus **built-in cupboard/wardrobe** with louvre doors. Boarded effect laminate flooring. PVCu double glazed window. Underfloor heating room thermostat. 4 Power points. Telephone point.

**FITTED KITCHEN/DINING ROOM** 20' 8" x 14' 6" (6.29m x 4.42m) overall 'L' shaped with ceramic tiled floor. Access to partly boarded attic space via folding loft ladder that has an electric light and 1 power point. Double aspect. 2 PVCu double glazed windows. Part tiled floor. Mains smoke alarm. Range of fitted base and eye level oak fronted kitchen units incorporating a 'Zanussi' ceramic hob, canopied cooker hood, 'Zanussi' double oven (2024), integrated fridge, freezer, dishwasher, sink unit and 'dresser style' display unit incorporating a wine rack and glazed display cupboards. 17 Power points plus fused point. Underfloor heating room thermostat. Archways to the reception hall and lounge. Door to

**UTILITY ROOM** 9' 11" x 6' 1" (3.02m x 1.85m) with extractor fan. Ceramic tiled floor. Part tiled walls. PVCu double glazed window to fore. Plumbing for washing machine. 'Grant' oil fired central heating boiler. 4 Power points plus fused point. Fitted base and eye level kitchen units incorporating a sink unit. Clothes airer. PVCu part opaque double glazed door to side.

**SEPARATE WC** with ceramic tiled floor. Extractor fan. PVCu opaque double glazed window. 2 Piece suite in white comprising wash hand basin and WC. Fitted shelving. Cloak hooks.



**LOUNGE** 18' 7" x 12' 10" (5.66m x 3.91m) with feature solid oak boarded floor. PVCu double glazed window with a far reaching view. Underfloor heating room thermostat. Feature fireplace. 12 Power points. TV and telephone points. Sliding PVCu double glazed door to

**SUN LOUNGE** 11' 1" x 10' 4" (3.38m x 3.15m) with ceramic tiled floor. Half PVCu double glazed on a dwarf wall. Tiled walls. 8' 9" (2.67m) High vaulted ceiling with 2 double glazed 'Velux' windows. PVCu double glazed door to outside. 4 Power points. From the Sun Lounge far reaching views are enjoyed.

### **EXTERNALLY**

Front/side post and rail fenced lawned garden with herbaceous borders. Side tarmacadamed entrance drive that leads to the garage and front of the bungalow that provides ample private car parking. Gated pathway to one side. Enclosed close boarded fenced sunny south facing rear paved courtyard garden with raised herbaceous beds/border. **OIL STORAGE TANK. OUTSIDE LIGHT and WATER TAP.**

**DETACHED GARAGE/WORKSHOP** 24' x 12' 2" (7.31m x 3.71m) brick built with 8 power points. PVCu double glazed window. PVCu part opaque double glazed personal door. Electronically operated up-and-over garage door. Fitted shelving.

### **C.I. STORE SHED**







**DIRECTIONS:** - From the **A48 roundabout** in the **centre of Cross Hands** take the **A476 'Cross Hands Road'** towards '**Gorslas Square**'. Travel **past** the petrol filling station and left hand turning for Cefneithin and **take the next left hand turning** into '**Church Road**' opposite 'Tafarn Y Phoenix' - **signposted Maesybont and 'Llyn Llech Owain Country Park'**. Travel up 'Church Road' **passing** the left hand turnings for the Industrial Estate and Ysgol Gynradd Gorslas and as you go **around the left hand bend** the property will be found on the **left hand side before** the left hand turning for 'Ffordd Werdd'.

**ENERGY EFFICIENCY RATING:** -

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

**SERVICES:** - Mains electricity, water (metered) and drainage. Telephone subject to B.T. Regs.

**COUNCIL TAX:** - BAND E 2025/26 = £2,656.16p. **Oral enquiry only.**

**LOCAL AUTHORITY:** - Carmarthenshire County Council County Hall Carmarthen.

**AGENTS NOTE:** - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

**VIEWING**

04.05.2025 - REF: 7034

Strictly by appointment with Gerald R Vaughan Estate Agents