

15 Clos Mae Rhedyn, Gorslas SA14 6SG

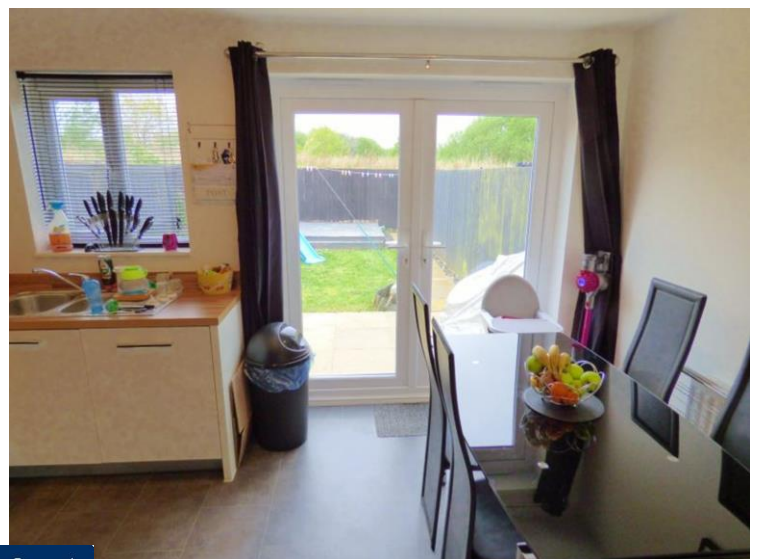
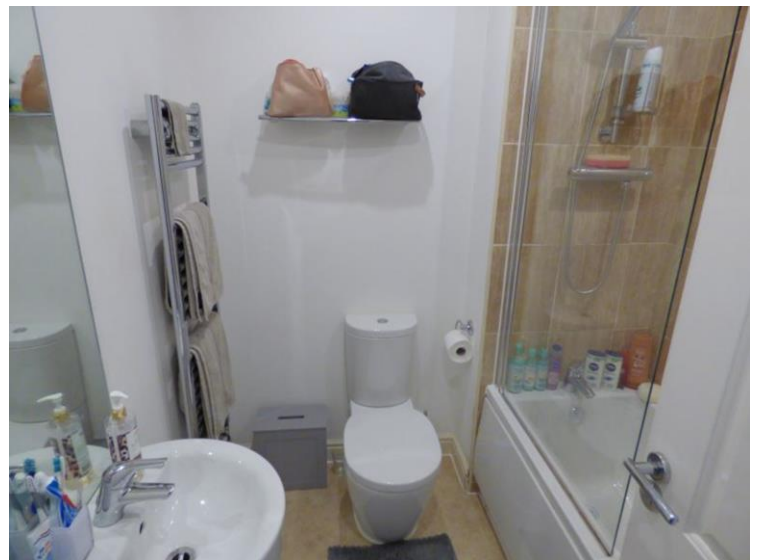
Private Treaty £154,950 Freehold

FOR SALE | AR WERTH



Description

Swift Property Services are pleased to offer this modern, two bedroom house on the market for sale. Situated in the popular, Redrow development of Clos Mae Rhedyn, Gorslas. Conveniently situated close to local amenities in Cross Hands with easy access to the A48/M4. The county town Carmarthen is situated approximately twelve miles west. The property built in 2011 internally comprises of an entrance hallway, living room, kitchen/diner, under stairs utility space and cloakroom with wc on the ground floor. The first floor comprises of two spacious bedrooms and bathroom with shower. Externally there is off road parking for two vehicles and an enclosed rear garden. Energy efficient with mains gas central heating, high levels of insulation and double glazing throughout. Council tax band "C". To arrange a viewing please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk.



Rooms & Descriptions

Location / Directions. : Come to the A48 Roundabout in Crosshands. Take the road A476 for Gorlas. Shortly after, turn right for ty Newydd Terrace and left for Heol Cae Rhedyn. Conveniently situated close to amenities in Cross Hands including shops, supermarkets, retail parks and more. The towns of Carmarthen and Llanelli are approximately twelve miles away. The City of Swansea is approximately sixteen miles away. Close to transport links including A48 and M4.

Ground Floor:

Entrance Hall: *1.11m (3'8") x 1.90m (6'3")*
Access to fore via a uPVC double glazed door. Internal doors to cloakroom and Living room. Radiator.

Cloakroom : *1.73m (5'9") x 1.90m (6'3")* Door to hall. uPVC double glazed window to fore. WC, Hand wash basin. Tiled floor. Extractor fan. Radiator.

Living Room: *4.13m (13'7") x 4.55m (15'0")*
Doors to hall and kitchen. uPVC double glazed window to fore. Staircase to first floor landing. Carpeted floor. Under Stairs storage. Radiator.

Kitchen/Diner: *4.11m (13'6") x 2.67m (8'10")*
Doors to living room and utility space. French doors to opening to rear garden. uPVC double glazed window to rear. Contemporary kitchen units and worktops. Gas hob. Integrated electric oven and microwave. Tile effect lino flooring. Spotlighting. Extractor. Radiator.

First Floor:

Landing: *2.06m (6'10") x 1.87m (6'2")* Doors to bathroom and bedrooms 1 & 2. Stairs leading down to ground floor living room. Access to loft space. Carpeted floor.

Bedroom 1: *4.10m (13'6") x 2.51m (8'3")* Door to landing. uPVC double glazed window to fore. Radiator. Carpeted floor.

Bedroom 2: *3.52m (11'7") x 2.78m (9'2")* Door to landing. uPVC double glazed window to rear elevation. Carpeted floor. Fitted wardrobe. Radiator.

Externally: Off road parking to fore. Enclosed rear fenced garden comprising of borders, decking, lawned and patio areas.

Services: Mains gas central heating, electricity, water and sewerage. High speed broadband coverage area.

Council Tax: Band "C". Local authority Carmarthenshire County Council.

EPC: C

Viewings/Enquiries: Please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk for any enquiries or viewing requests

Floor Plan



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SONOPRA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Property Features

- Off road parking
- Close to local amenities
- Gas CH
- Garden

EPC Certificate

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	79 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

PLEASE NOTE -These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Property Services and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Relocations Ltd - Company reg: 7283983