

Y Grug, 33 Church Road, Gorslas, SA14 7NF

Offers in excess of £220,000 Freehold

FOR SALE | AR WERTH



## Description

Three bedroom detached bungalow in large 0.3 acre plot, which includes front garden, rear garden and an additional parcel of land which sits alongside the property, as well as a garage and attached rear stable. Historically the parcel of land and stable were used to facilitate equestrian use and now falls within Carmarthenshire Council's Local Development Plan, meaning it is ripe for development, subject to planning. The property benefits from being located in the popular village of Gorslas which offers local amenities, with many larger national occupiers situated in the nearby Cross Hands business park. The property also offers excellent transport links, being a stone's throw from the A48 dual carriage way, which connects to the M4. Internally the bungalow is comprised of an entrance porch, large lounge, kitchen, side porch, hallway, three bedrooms, one with an en-suite bathroom and family bathroom. Please see our virtual tour for a closer look at what this property has to offer. To arrange a viewing, please contact Swift Property Services on 01267231394 / [info@swiftpropertyvservices.co.uk](mailto:info@swiftpropertyvservices.co.uk)



## Rooms & Descriptions

**Porch:** 2.40m ( 7'11" ) x 0.87m ( 2'11" ) Enter through UPVC door with glass panes into porch, white UPVC ceiling, stone walls, UPVC windows, tiled floor. Doors leading to lounge

**Lounge:** 7.28m ( 23'11" ) x 7.01m ( 23'0" ) Large open light room, painted ceiling with spot lights, painted walls, 2x UPVC double glazed windows, wooden floor, 2x radiators, fireplace with marble hearth and stone surround. Doors leading to front porch, side porch and kitchen

**Kitchen:** 3.00m ( 9'11" ) x 3.61m ( 11'11" ) Kitchen with wooden laminate units with silver handles and fitted laminate worktops. Features include sink and drainer, Ignis electric hob and Logik oven, painted ceiling, painted walls, white wall tiles, wooden flooring. UPVC double glazed window. Door to lounge

**Side Porch:** 1.07m ( 3'7" ) x 3.57m ( 11'9" ) Painted ceiling, painted walls, 2x UPVC double glazed windows and door, wooden floor, fuse box. Doors leading to external and lounge

**Hallway:** Painted ceiling with hatch to loft, painted walls, carpeted floor, radiator. Built in cupboard which houses the Worcester oil boiler. Doors leading to lounge, bedroom 1, 2 and 3 and bathroom

**Bedroom1:** 3.60m ( 11'10" ) x 3.10m ( 10'3" ) Painted ceiling, painted walls, UPVC double glazed window, carpeted floor, radiator. Doors leading to landing and en-suite

**En-Suite:** 1.50m ( 5'0" ) x 1.50m ( 5'0" ) White toilet suite and sink, electric shower with glass doors, painted ceiling, painted walls, wall tiles, tiled flooring. UPVC double glazed window. Door to bedroom 1

**Bedroom2:** 3.60m ( 11'10" ) x 3.90m ( 12'10" ) Painted ceiling, painted walls, UPVC double glazed window, carpeted floor, radiator, built in wardrobe. Doors leading to landing

**Bedroom3:** 2.80m ( 9'3" ) x 2.90m ( 9'7" ) Painted ceiling, painted walls, UPVC double glazed window, carpeted floor, built in wardrobe, wall mounted electric heater. Doors leading to landing

**Bathroom:** 2.00m ( 6'7" ) x 2.40m ( 7'11" ) White toilet suite and sink, white bath, painted ceiling, painted walls, wall tiles, tiled flooring. UPVC double glazed window. Towel heater. Door to landing.

**External:** Large 0.3 acre plot, which includes front garden, rear garden and an additional parcel of land which sits alongside the property, as well as a garage and attached rear stable. Historically the parcel of land and stable was used to facilitate equestrian use and now falls within Carmarthenshire Council's Local Development Plan, meaning it is ripe for development, subject to planning.

**Services:** Mains electricity, water and sewerage. Oil central heating (oil tank located in garage)

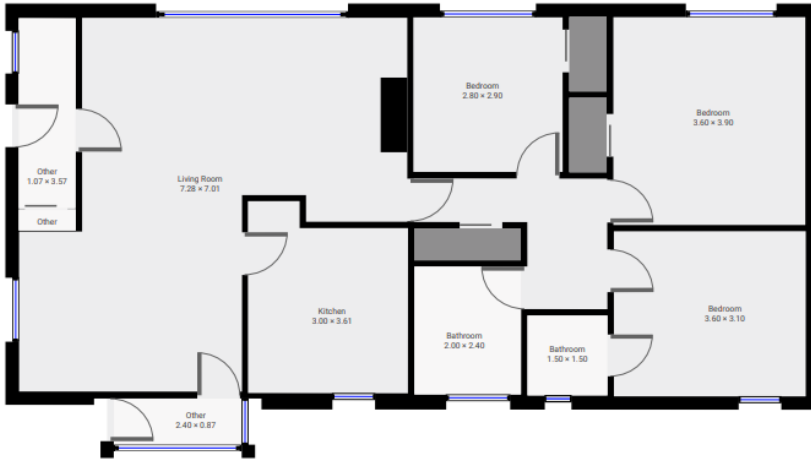
**Council Tax Band:** D

**EPC:** D (56)

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 Relocations 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



## Floor Plan



## Property Features

- 3 Bedroom
- Land
- Off Road Parking
- Garden
- Oil CH
- Development Potential
- Large Plot
- Bungalow
- Garage

## EPC Certificate

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A			(92- A		
(81-91) B			(81-91) B		
(69-80) C		76	(69-80) C		
(55-68) D	56		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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