



## 59 Cross Hands Rd, Gorslas SA14 6RP

Offers in the region of £140,000

EER: 24 EIR: 23

Two Bedroom Detached Home  
Popular Village Location  
Easy Access To The M4 Motorway  
Good Size Rear Garden

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		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G	24		G	23	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**MD/RO/76916/060820**

**DESCRIPTION**

**\*\*NO CHAIN\*\*EASY  
ACCESS TO M4  
MOTORWAY\*\***

A two bedroom detached home situated in the village of Gorslas. The property has two reception rooms, kitchen & WC on the ground floor with two bedrooms and shower room on the first floor. To the rear of the property is a good size garden which backs onto fields. The village of Gorslas offers good basic amenities with out of town retailers located at Cross Hands Business Park. Ease of access to the M4 Motorway and link roads would be via the A48 dual carriageway connection at Cross Hands.

**ENTRANCE HALLWAY**

Enter via double glazed door with glass side panel, storage cupboard, radiator, door to:

**INNER HALLWAY**

Stairs to first floor.

**LOUNGE**

21'5 x 10'7/9'8 (6.53m x 3.23m)

Double glazed window to front, 3 double glazed windows to side, 2 single panel radiators, double panel radiator.

**INNER HALL**

Under stairs storage.

**KITCHEN**

10'2 x 8'5 (3.10m x 2.57m)

Double glazed window to rear, fitted range of wall and base units, single bowl sink unit, space for oven, plumbing for washing machine, part tiled walls.

**CLOAKROOM**

WC, wash hand basin.

**REAR LOUNGE**

Double glazed window and door to side, patio doors to rear, 2 double panel radiators, single panel radiator.

**FIRST FLOOR LANDING**

Double glazed window to front, radiator.

**BEDROOM ONE**

14'6 (into alcove) x 9'7 (4.42m (into alcove) x

Two double glazed windows to front, overhead storage cupboards, single panel radiator.

**BEDROOM TWO**

12'5 x 10'6 (3.78m x 3.20m)

Double glazed window to rear, single panel radiator.

**BATHROOM**

Double glazed window to rear, comprising shower cubicle which has been adapted for disabled use, WC, wash hand basin, safety flooring, airing cupboard housing hot water tank and shelving, walk-in cupboard, radiator.

**EXTERNALLY**

Side pedestrian access leads to the rear garden which has patio and lawned areas, mature trees and shrubs. There is also a STORAGE SHED housing the oil boiler and providing domestic hot water and central heating.

**SERVICES**

**VIEWING**

By appointment with the selling Agents on 01269 592401 or e-mail ammanford@johnfrancis.co.uk

**OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

**TENURE**

We are advised that the property is Freehold

**GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

**DIRECTIONS**

From our Ammanford Office proceed to the traffic lights turning right onto Wind Street. Continue straight through the next set of traffic lights onto the villages of Penybanc and Tycroes. Take the second right hand turning after the Mountain Gate signposted Capel Hendre. Continue through the village of Capel Hendre passing through the square and continue along the road taking the left hand turning onto Black Lion Road. Continue to Gorslas square turning left hand turn onto Cross Hands Road. Proceed along Cross Hands Rd where the property can be found on the left hand side identified by the John Francis For Sale Board.