Anna Ashton
ESTATE AGENTS









Eiros , Maesybont, Llanelli, SA14 7HF

Offers over £325,000

- Viewing highly recommended
- 4 bedrooms
- uPVC double glazing
- Large garage
- NO ONWARD CHAIN!
- Large recently renovated semi detached house
- Oil central heating
- Off road parking
- Rear garden
- Possessory Title with transferable indemnity policy

Ground Floor
Composite entrance door to

Entrance Hall
with stairs to first floor, under stairs cupboard and radiator. Opening into kitchen/living area.

Lounge
10'7" x 11'7" (3.23 x 3.55)



with feature fireplace, radiator and uPVC double glazed window to front.

Kitchen/Living
13'0" x 26'3" (3.98 x 8.01)





with range of brand new base and wall units, breakfast bar, inset single bowl single drainer sink unit with mixer taps, 4 ring induction hob with extractor over, built in double oven, integrated automatic dishwasher, space for American style fridge freezer, part tiled walls, laminate floor, 2 upright radiators and uPVC double glazed window to front and rear and Patio doors to rear.

Utility
5'10" x 5'7" (1.78 x 1.72)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, space for tumble dryer, part tiled walls, laminate floor, radiator, spotlights and composite door to side.

Downstairs WC
5'10" x 2'10" (1.78 x 0.88)



with low level flush WC, vanity wash hand basin with cupboards under, part tiled walls and laminate floor.

First Floor

Landing
with hatch to roof space and built in cupboard.

Bedroom 1

13'0" red to 9'4" x 17'4" red to 16'4" (3.98 red to 2.86 x 5.30 red to 5)



with radiator and uPVC double glazed window to rear.

En Suite

3'4" x 9'8" (1.04 x 2.95)





with low level flush WC, vanity wash hand basin with cupboards under, shower enclosure with dual head mains rainfall shower, laminate floor, heated towel rail, part tiled walls, extractor fan and uPVC double glazed window to front.

Bedroom 2

13'8" x 9'5" max (4.18 x 2.88 max)



with radiator and uPVC double glazed window to rear.

Bedroom 3

11'8" x 9'5" (3.58 x 2.88)



with radiator and uPVC double glazed window to front.

Bedroom 4
8'1" x 6'11" (2.47 x 2.13)



with radiator and uPVC double glazed window to front.

Bathroom
5'10" x 9'4" (1.80 x 2.86)





with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with central taps, shower enclosure with dual head mains rainfall shower, part tiled walls, laminate floor, extractor fan, heated towel rail and uPVC double glazed window to side.

Outside





with off road parking for several cars to front, side access to rear garden with paved patio, gravelled areas and lawned garden overlooking fields and far reaching views.

Garage
19'9" x 14'4" (6.03 x 4.39)
with up and over door power and light connected and windows to side.

Council Tax
Band C

NOTE
All photographs are taken with a wide angle lens.

Material Information
UTILITES:

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Oil
Broad Band Speed: Download: 2mbps Upload 1mbps
Mobile coverage: EE: 80% 3: 78% VodafoneL 77% 02: 60%

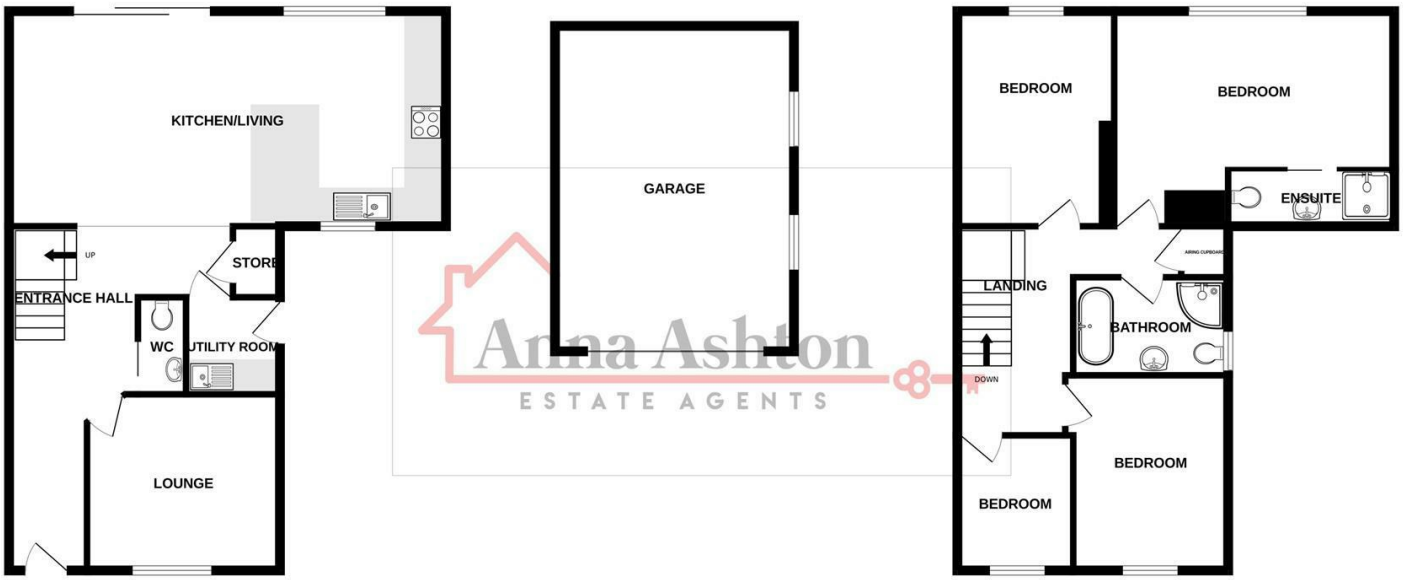
ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects
Rights and Easements: None
Restrictions: Possessory title only with transferable indemnity policy

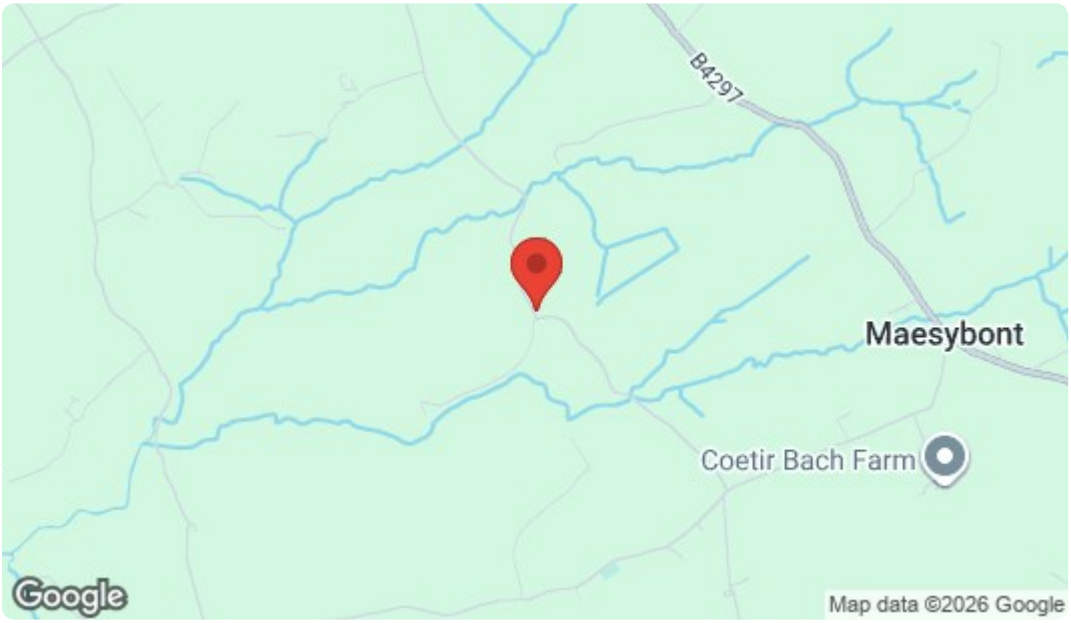
Directions
At the sixways junction in Gorslas take the turning for Church Road and follow the road for 1.5 miles. At the junction go straight across and travel for a further 0.5 miles and the property can be found on the left hand side, identified by our For Sale board.

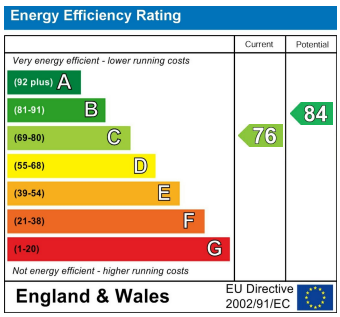
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026





Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.