



Floor 1



Floor 2



Approximate total area[®]
1983.99 ft²
184.32 m²
Reduced headroom
14.72 ft²
1.37 m²

(†) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

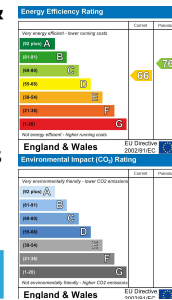


Llwyn Yr Eos Temples Bar, Carmel, Llanelli, Carmarthenshire, SA14 7UG

- Traditionanlly Built Dormer Bungalow
- Three/Four Bedrooms
- Oil Central Heating & Private Drainage (Septic Tank)
- Hamlet Location With Open Field Views to the Front Elevation
- EPC RATING. COUNCIL TAX BAND F.
- One/Two Reception Rooms
- Downstairs Family Bathroom, Upstairs Bathroom & En-suite Shower-room
- Driveway For Off-road Parking
- Short Driving Distance to Cross Hands Retail Parks & Llandeilo Market Town

Price £347,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





LLWYN YR EOS or the English Translation --GROVE OF THE NIGHTINGALE !
Situating in the quiet hamlet of Temples Bar, Carmel we have this detached, dormer bungalow for sale. Tucked behind a leafy green hedge off the main road this property gives the buyer an advantage of having a bedroom downstairs and a family bathroom, along with a further three double bedrooms upstairs, master having an en-suite and a further bathroom. A driveway for off-road parking and a rear garden that offers a blank canvas for the lucky purchaser. EPC RATING D . COUNCIL TAX BAND F.

Accommodation comprises : Hallway, lounge, dining room, kitchen/diner, utility room, family bathroom, sitting room/bedroom, landing bathroom and three doubled bedrooms- master having an en-suite shower room and plenty of storage to the eaves. Externally, an open aspect frontage with driveway that offers parking for to vehicles. To the rear, an enclosed garden that does require TLC due to the chickens!

Carmel is a village in Carmarthenshire, Wales near the village of Cross Hands which has a range of local amenities and the main roundabout in Cross Hands this property is within easy access of the M4/A48 link to Llanelli and Swansea and the A48 to Carmarthen Town. Cross Hands itself has a wide range of shopping facilities located within i.e. Several supermarkets, Clothes Outlets, Pet Stores, Restaurants and Fast Food restaurants, G.P. Surgery, Pharmacy, and a range of smaller outlets.



..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built property. Mains water and electricity connected. Private sewerage - Cesspit. Council tax band F. There are easements on the title, we have a copy on file. The rear garden does require work. For this location, according to Ofcom, this is the following information: Broadband availability- up to Superfast (42 Mbps), Mobile availability-limited phone coverage for Three, O2 and Vodaphone, no mobile phone coverage for EE. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

LOUNGE

DINING ROOM

KITCHEN/DINER

UTILITY ROOM

FAMILY BATHROOM

SITTING ROOM/BEDROOM 1

LANDING

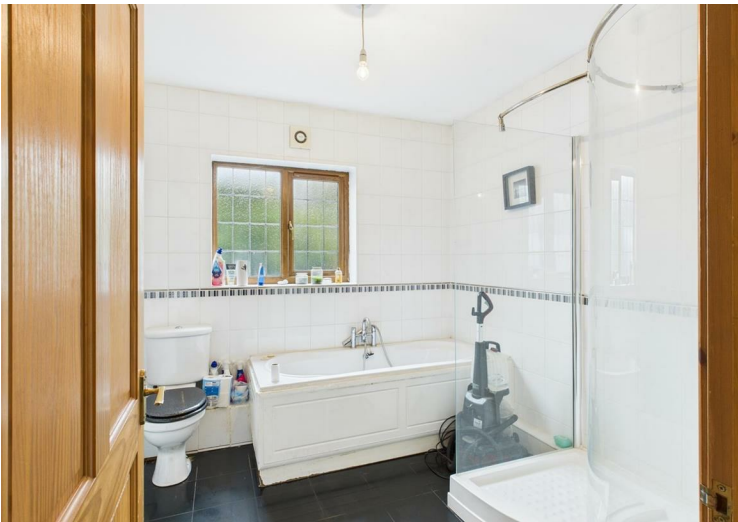
BATHROOM

BEDROOM 2

EN-SUITE SHOWER ROOM

BEDROOM 3

BEDROOM 4



DIRECTIONS

At our office make your way to Crosshands. At the main Crosshands roundabout take the fourth turning off, signposted "Gorslas". Follow this road going through small little Hamlets. You will follow the road into "Carmel". You will go round a right-hand bend, keep following the road going past a high conifer hedge, just after you go past the old "Temple Bar" on your left, turn left. The property is the first property situated on your left, "Llwyn Yr Eos".

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.