



## Caeau Neuadd Farm, Milo, Llandybie SA18 3LZ

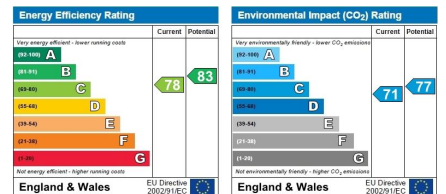
Offers in the region of £299,950

EER 78 EIR71

3 Bedroom Dormer Bungalow

3 Bathrooms

Oil C/H , Solar Panels & PV Solar for Water Stream Boundary



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**HC/DT/68854/150319**

**DESCRIPTION**

A detached dormer situated in the village of Milo. The property offers three bedroom accommodation with the master bedroom being en-suite which is located on the ground floor and two bedrooms both with en-suites facilities situated on the first floor. The spacious ground floor accommodation enjoys a good sized conservatory to the rear and benefits from a ground floor cloakroom. There is oil fired central heating, solar panels which the seller is in receipt of an annual income, also fitted to the pine end of the property are solar PV for water (further details upon request). Externally there is ample off road parking and detached garage.

**ENTRANCE PORCH**

Enter via double glazed French door, tiled floor.

**ENTRANCE HALLWAY**

Double panel radiator, oak flooring, stairs to first floor, under stairs storage cupboard, separate storage cupboard.

**CLOAKROOM**

Double glazed window to front, single panel radiator, WC, wash hand basin in vanity unit, oak flooring.

**LOUNGE**

17'6 x 13'11 (5.33m x 4.24m)  
Double glazed bay window to the front, oak flooring, double panel radiator, feature fireplace with electric fire, ceiling rose.

**DINING ROOM**

17'4 x 13'1 (5.28m x 3.99m)  
Double glazed window to the side, double glazed French doors to conservatory, oak flooring, double panel radiator, ceiling rose.

**CONSERVATORY**

13'7 x 11'8 (4.14m x 3.56m)  
Double glazed French doors to rear, laminate flooring.

**KITCHEN**

15'1 x 10'4/12'11 (4.60m x 3.15m)  
Double glazed window to rear, oak flooring, fitted with a range

of wall, base and glass display units, electric hob and oven with extractor fan over, part tiled walls, integrated dish washer, down lighters, single panel radiator, ceiling rose.

**UTILITY ROOM**

9'1 x 8'6 (2.77m x 2.59m)  
Double glazed window to side, fitted with a range of wall and base units, plumbing for washing machine, down lighters, oak flooring, single panel radiator, part tiled walls, double glazed glass panel door to rear porch.

**CLOAKROOM**

Double glazed window to rear, oak flooring, WC and wash hand basin, single panel radiator.

**REAR PORCH**

Double glazed glass panel door, double glazed window to rear, ceramic tiled floor.

**BEDROOM 1**

12'7 x 10'11 (3.84m x 3.33m)  
Double glazed bay window to front, oak flooring, double panel radiator, ceiling rose.

**EN-SUITE**

Double glazed window to side, ceramic tiled floor, suite comprising of corner panelled bath with hand held shower unit, WC, wash hand basin in vanity unit, Respatex effect panelling to ceiling and walls, down lighters, shower cubicle, heated towel rail, built in cupboard.

**FIRST FLOOR LANDING**

Velux window to front, single panel radiator, entrance to loft.

**BEDROOM 2**

25'5 x 5'3/9'9 (7.75m x 1.60m)  
Double glazed windows to front and rear, single panel radiator.

**EN-SUITE**

Velux window, wood flooring, WC, wash hand basin in vanity unit, shower cubicle, down lighters, Respatex effect panelling on walls, heated towel rail, built in cupboard.

**BEDROOM 3**

15'0 x 10'4/12'1 (4.57m x 3.15m)  
Velux window to rear, double glazed window to side, fitted

wardrobes, built in cupboards, down lighters, ceiling rose,

**EN-SUITE**

Velux window to side, heated towel rail, WC, wash hand basin in vanity unit, ceramic tiled flooring, down lighters, shower cubicle, Respatex effect panelling on walls.

**EXTERNALLY**

Bay fronted and side drive providing ample off road parking. There is a detached **GARAGE** with up and over door and electricity connected. The rear is paved with **STORAGE SHED**, patio area, garden laid to lawn with a stream to the boundary.

**SERVICES**

We have been advised mains electric and water, private drainage, oil fired central heating system. Please note Solar Panels and Solar PV which are owned on the property

**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 Junction 49 at Pont Abraham continue on the A48 to Cross Hands taking the fourth turning onto the Llandeilo Road and continue on this road passing through the village of Carmel. Pass the Temple Bar and follow the road to the right hand bend where the property will be located on the left hand side as identified by our John Francis for sale board.