



Lon Rhys, Llandeilo, SA19

£495,000



Calow Evans  
Estate Agents

01269 543128

[www.calowevans.co.uk](http://www.calowevans.co.uk)



## Lon Rhys, Llandeilo, SA19

We have great pleasure in offering for sale a beautiful and well presented detached bungalow situated in a sought after location on the fringe of the historic market town of Llandeilo. This individually designed property has been upgraded by the current owner and boasts an impressive lounge with a vaulted ceiling and feature A-Frame window overlooking the private well kept side garden and a stylish contemporary dual tone kitchen offers a clutter free space to relax and entertain. In addition the property offers three bedrooms with the master bedroom being en-suite, shower room, utility room and benefits from mains gas fired central heating. The rear patio is enclosed and laid with imprinted concrete for low maintenance, a side driveway and double garage. Internal viewing is highly recommended.







## Entrance Hallway:

Two double panel radiators, Oak flooring, fitted sliding mirror cupboards.

## Lounge:

5.11m x 3m (16'9" x 9'10")

Approached via oak double doors with glass panels, feature A-Framed window with a garden view, vaulted ceiling, oak flooring, two double glazed windows to front, two double glazed tilt and turn doors/windows to rear, feature wall mounted log effect electric fire, two double glazed vertical radiators.

## Kitchen/Dining Room:

6.71m x 4.32m (22'0"/10'11" x 14'2")

Approached via oak double doors with glass panels, two double glazed windows to front, double glazed patio doors to rear, tile effect flooring, fitted with dual tone wall and base units, induction hob with stylish extractor fan over, breakfast bar, eye level double oven and grill, single bowl sink unit and worktop draining board, plumbing for dishwasher, vertical and horizontal flat panel radiators.









### Utility Room:

3.25m x 2.57m (10'8" x 8'5")

Double glazed obscure window to rear and stable style door with obscure glass top panel, tile effect flooring, fitted with wall and base units, single bowl sink unit and draining board, space for tumble dryer and American style fridge freezer, plumbing for washing machine, entrance to loft with drop down ladder with lighting and part boarded for storage, radiator.

### Master Bedroom:

4.65m x 3.58m (15'3"/9'8" x 11'9")

Double glazed window to rear, oak flooring, built in wardrobe, double panel radiator.

### En-Suite:

2.01m x 1.5m (6'7"/5'9" x 4'11")

Double glazed obscure window to rear, tiled flooring, wall hung WC, wash hand basin in vanity unit with fixed mirror above, shower area with dual shower heads, drainage and screen, wa



### Bedroom Two:

3.43m x 3.07m (11'3"/9'2" x 10'1")

Double glazed window to front, fitted sliding mirror wardrobes, oak flooring, double panel radiator.

### Bedroom Three:

4.01m x 2.82m (13'2" x 6'8"/9'3")

Double glazed window to front, part vaulted ceiling with storage, double panel radiator.

### Bathroom:

2.95m x 2.21m (9'8" x 4'4"/7'3")

Double glazed obscure window to rear, wall hung WC, wash hand basin in vanity unit with fixed mirror above, shower area with dual shower heads, screen and drainage, walls tiled to ceiling, heated towel.



### Externally:

Front garden laid to lawn, side tarmac driveway to a double garage with electric roller door, electricity connected and rear double glazed door. Side pedestrian gated access to a private side garden laid with imprinted concrete footpath, garden area laid to lawn with plumb and apple trees bordered with Red Robin and Lauren hedging, raised flower beds with various flowers and shrubs. Enclosed secure private rear patio laid with imprinted concrete, outside tap, access to rear garage door.

### Services:

We are advised all mains services are connected.

### Tenure:

Freehold.





## Council Tax:

E.

## Directions:

Proceed from our office in Ammanford along College Street in the direction of Llandybie. Continue on the road to Ffairfach and proceed straight ahead on the traffic lights and head into Llandeilo town. Take the left hand turning opposite CK's supermarket onto New Road and follow the road towards Dinefwr Park. Take the right hand turning onto Lon Rhys whereby the property will be located on the right hand side.

## Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



**Address**

38 College Street,  
Ammanford, SA18 3AF

**Office Contact**

01269 543 128