



Mountain Gate, Carmel

£310,000



Calow Evans
Estate Agents

01269 543128
www.calowevans.co.uk

Mountain Gate, Carmel

Located in a picturesque countryside setting, this attractive semi-detached cottage presents an excellent opportunity for prospective homeowners. This elegantly decorated three-bedroom residence features a log burner in the lounge, a utility room that also serves as a cloakroom, and a well-appointed family bathroom on the first floor. The private garden boasts stunning views of the surrounding farmland and includes gravel and patio areas, along with a summerhouse. Additionally, off-road parking is conveniently available at the front of the property. We highly recommend scheduling a viewing to fully appreciate the quality and unique location that this property offers.

The village of Carmel is ideal for those seeking a rural lifestyle while enjoying proximity to essential amenities. A range of facilities can be found at Cross Hands Business Park, or in the historic market town of Llandeilo, which features a selection of independent boutiques, coffee shops etc.





Accommodation:

Entrance Porch:

Approached via a double glazed glass panel door, double glazed windows, limestone flooring, downlighters.

Lounge

4.98m x 4.55m (16'4" x 14'11")

Double glazed French doors to rear, double glazed window to front, feature fireplace with wood burner on tiled hearth and wooden mantle over, double panel radiator, limestone flooring.





Dining Room

4.5m x 3.86m (14'9" x 12'8"/11'11")

Double glazed window to front, laminate flooring, double panel radiator, stairs to first floor, limestone flooring.

Kitchen

4.44m x 2.64m (14'7" x 8'8")

Double glazed window to front, fitted with a range of wall and base units, eye level oven and grill, electric hob with extractor fan over, part tiled walls, stainless steel single bowl sink unit, plumbing for dishwasher, breakfast bar, laminate flooring, downlighters, double panel radiator, understairs storage cupboard., limestone flooring.

Utility/Cloakroom

Skylight window, single bowl sink unit and base cupboard, plumbing for washing machine, WC, limestone flooring, single panel radiator.



Rear Entrance/Lobby

Double glazed door to rear, ceramic tiled floor, skylight window, oil boiler providing domestic hot water and central heating.

First Floor Landing

Two double glazed windows to rear, double panel radiator.

Bedroom One

3.86m x 2.97m (12'8" x 9'9")

Double glazed window to front, sliding panel doors to dressing room.



Dressing Room

2.72m x 1.57m (8'11" x 5'2")

Double glazed window to side, double panel radiator, hanging rails.

Bedroom Two

4.24m x 2.72m (13'11" x 8'11"/9'1")

Double glazed window to front, double panel radiator, double and single built in wardrobes.

Bedroom Three

3.94m x 3.68m (12'11"/6'10" x 12'1")

Two double glazed windows to front, double panel radiator.





Bathroom

3.48m x 1.6m (11'5" x 5'3"/4'4")

Double glazed window to rear, double glazed obscure window to side, suite comprises panelled bath with hand held shower unit, wash hand basin in vanity unit and WC, shower enclosure with tiled splashback, laminate flooring, single panel radiator, part tiled walls.

Externally

Off road parking to the front, a private manageable rear garden laid with gravelled and paved patio areas with patio cover, summer house with electricity connected, outside tap, open aspect to the side which overlooks farmland, security lighting. Please note the farmer has access to the field situated to the side of the property.

Services

We are advised all mains service connected.



Tenure

Freehold

Directions

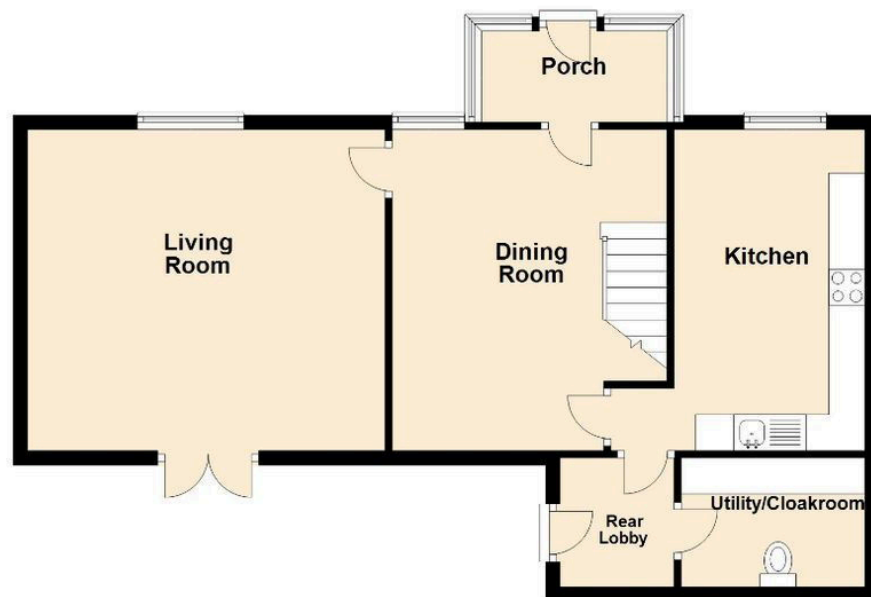
From Cross Hands roundabout proceed in the direction of Llandeilo passing the Tafarn-Y-Phoenix which is located on the right hand side, continue on Llandeilo Road through to the village of Carmel. On reaching the sharp right hand bend in Carmel turn left onto Heol Y Capel. Proceed up the hill whereby 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.



Ground Floor



First Floor



Please Note that this plan is for illustrative use only and is not to scale.
Plan produced using PlanUp.



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128