



24 Llys Pencrug, Llandeilo, SA19 6RX

Offers In Region Of £435,000



Calow Evans  
Estate Agents

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



## 24 Llys Pencrug, Llandeilo, SA19 6RX

A spacious detached bungalow set in a highly sought-after location on the fringe of the historic market town of Llandeilo, nestled in the heart of the Towy Valley. This well-presented home offers comfortable and versatile accommodation, featuring a beautifully fitted kitchen with a central island, a generously sized lounge, en-suite facilities, and a modern family bathroom. The property is further enhanced by a welcoming and inviting hallway. Additional benefits include an integral garage, private driveway, gas central heating, and double glazing throughout. Externally, the property enjoys an enclosed rear garden, mainly laid to lawn and complemented by a decked seating area, ideal for outdoor entertaining and relaxation.







## Accommodation:

### Entrance Hallway

Laminate flooring, radiator, airing cupboard.

### Kitchen/Breakfast Room

5.87m x 3.38m (19'3" x 11'1")

Double glazed window to rear, radiator, kitchen fitted with modern wall & base units, eye-level electric oven, hob with extractor above central island, central island/breakfast bar with storage cupboards, integrated dishwasher, laminate floor, sink & draining board unit, storage cupboard.









## Utility Room

Double glazed window to rear, fitted with base units, plumbing for washing machine, door to integral garage.

## Lounge

7.29m x 3.96m (23'11" x 13'0")

Double glazed French doors to rear, double glazed window to side, radiator

## Bedroom One

4.42m x 3.66m (14'6" x 12'0")

Double glazed window to front, radiator, door to:

## Ensuite

Radiator, part tiled walls, WC, pedestal wash hand basin, mains shower in enclosure.

## Bedroom Two

4.06m x 3.45m (13'4"/11'4" x 11'4")

Double glazed window to side, radiator, fitted wardrobes with mirrored sliding doors.

## Bedroom Three

4.06m x 3.12m (13'4" x 10'3")

Double glazed window to front, radiator,

## Bathroom

4.11m x 2.06m (13'6" x 6'9")

Double glazed window to side, radiator, suite comprising panelled bath, WC, pedestal wash hand basin, part tiled walls.

## Integral Garage

5.66m x 3.66m (18'7" x 12'0")

Electric remote control garage door, double glazed panelled door to rear, wall-mounted gas boiler providing domestic hot water & central heating.

## Externally

Tarmacadam driveway to the front offering ample parking leading to an integral garage, fairly low maintenance front garden, side pedestrian access to an enclosed rear garden mainly laid to lawn with decked area.





## Services

We are advised that mains services are connected.

## Tenure

Freehold

## Council Tax

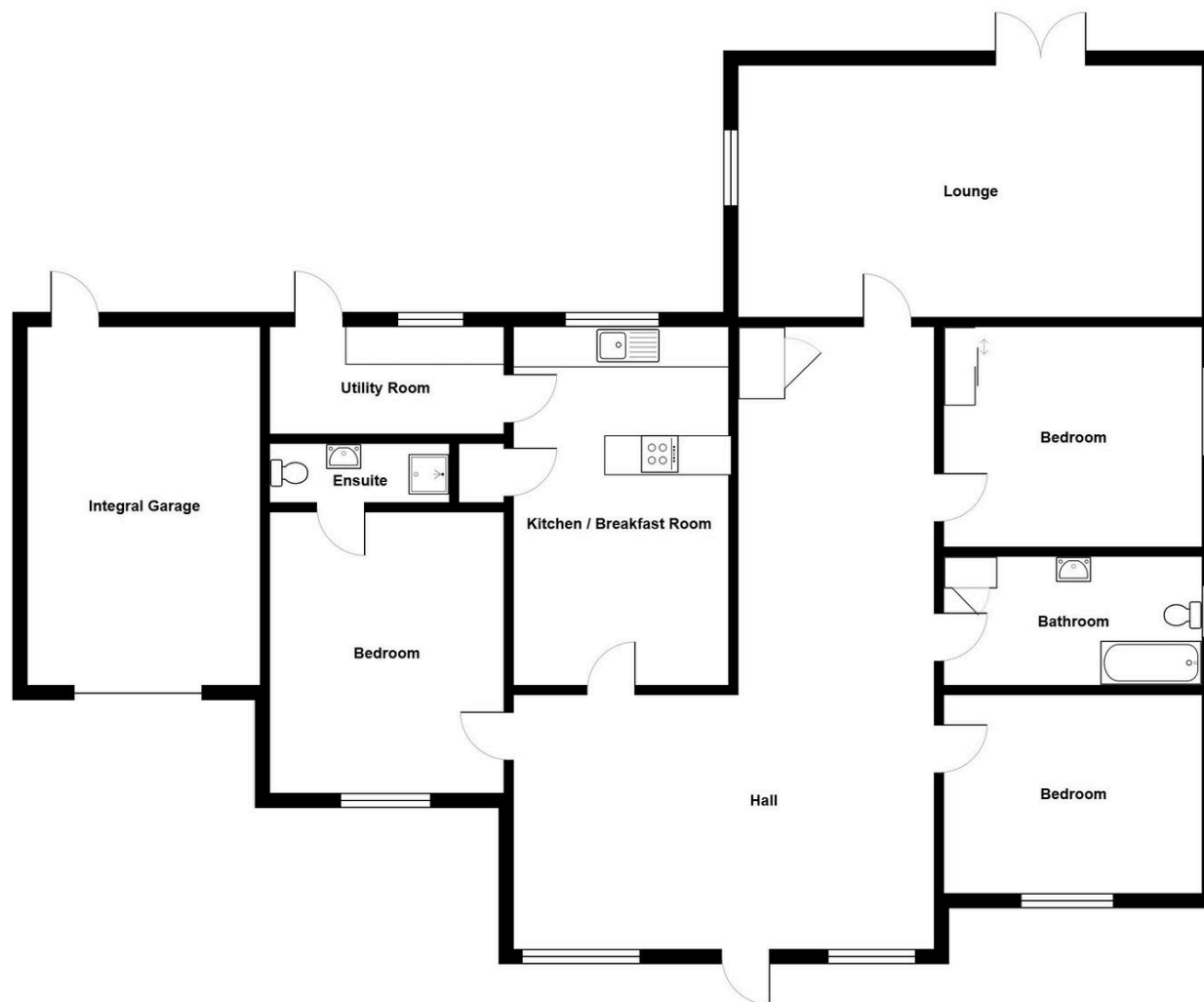
Band E

## Broadband/Mobile Phone Coverage

We are advised that super-fast broadband and mobile phone coverage are available in this area

## 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

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### Office Contact

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