



Golwg y Castell Ffairfach, Llandeilo, Carmarthenshire, SA19 6PN

Offers In The Region Of £395,000

- Attractive detached residence
- Popular location within short drive Llandeilo
- Double glazing and oil central heating
- Open plan gardens to front and enclosed lawn and patio to rear
- Wonderful views over surrounding farmland
- Versatile accommodation with annexe potential
- Integral garage
- EPC Rating D

Golwg y Castell Ffairfach, Llandeilo SA19 6PN

Set in a prime location within this popular residential area on the fringe of Ffairfach and within a short distance of the country market town of Llandeilo, an attractive detached residence commanding wonderful views over rolling farmland and standing in spacious garden. The versatile accommodation arranged over three floor offers potential for multi generation living and provides: Reception Hall; Lounge with feature fireplace; Conservatory; Sitting Room; Open plan fitted Kitchen/DiningRoom; 2 Ground floor Bedrooms and Bathroom. Utility Room and Pantry. Galleried landing. Main Bedroom with en suite shower room; 2 further double bedrooms and Family Bathroom. Upvc double glazing. Oil fired central heating. Integral Garage. Open plan lawned garden with front with many specimen trees and shrubs. Spacious drive to garage providing additional parking. Paved patio and lawned garden to rear overlooking farmland. EPC D
Viewing highly recommend, book an appointment today.



Council Tax Band: E



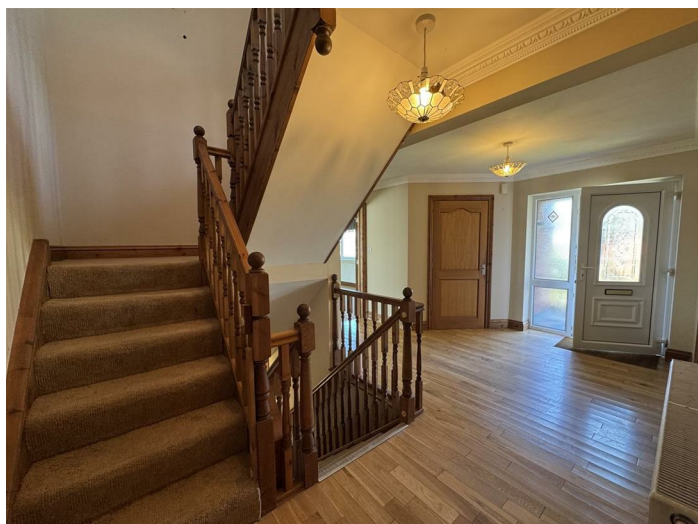
RECEPTION HALL



16'4" x 12'1"

Attractive staircase to first floor and down to ground floor. Ceiling cornice work. Oak panelled floor. Radiator.

ANOTHER ROOM ASPECT



CLOAKROOM



6'10" x 5'8"

Low level W.C. Pedestal hand basin. Ceiling cornice work. Oak panelled floor. Radiator

LOUNGE



26'1" x 19'5"

Multi fuel stove in deep recess fireplace on slate hearth. Wall lights. Ceiling cornice work. French doors to conservatory. 2 Radiators.

ANOTHER ROOM ASPECT



CONSERVATORY



17'6" x 11'3"

Limestone effect floor. Radiator

SITTING ROOM



12'10" x 11'6"

Ceiling cornice work and downlighting. Radiator.

ANOTHER ROOM ASPECT



DINING ROOM



12'2" x 12'0"

Ceiling cornice work. Oak panelled floor. Radiator.

ANOTHER ROOM ASPECT



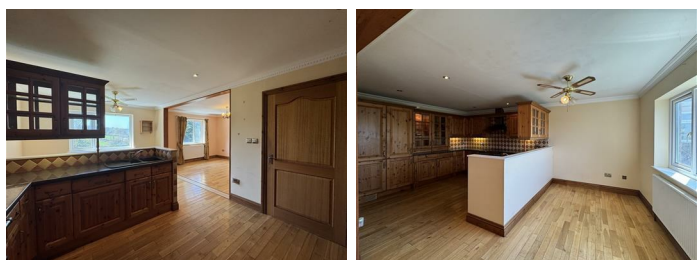
KITCHEN/BREAKFAST ROOM



18'9" x 11'6"

1 1/2 bowl resin sink unit with mixer tap set in granite effect work surface with tiled surround. Leisure Professional range with stainless steel extractor above. Integral Hotpoint dishwasher. Integral fridge and freezer. Larder unit. Extensive range pine base, wall and display cupboards. Oak panelled floor. Ceiling cornice work and downlighting. Radiator.

ANOTHER ROOM ASPECT



GROUND FLOOR HALL

Radiator

BEDROOM



16'0" x 12'8"

Radiator

BEDROOM



16'2" x 12'6"

Radiator

BATHROOM



7'5" x 7'4"

Panelled bath with shower above, glazed and tiled surround. Pedestal hand basin. Low level WC. Part tiled walls. Vanity light and socket. Radiator

INTEGRAL GARAGE



26'2" x 14'4"

Up and over door to front elevation. Santon hot water cylinder and heating circuit.

UTILITY ROOM



14'4" x 10'2"

Oil fired boiler for heating and domestic hot water. Single drainer stainless steel sink unit with base cupboards. Part tiled walls. Radiator.

PANTRY

FIRST FLOOR



GALLERIED LANDING



15'5" x 12'8"

Dormer window to front. Radiator

MAIN BEDROOM



20'6" x 21'1" max
Dormer windows to front and rear. Walk in wardrobe with access to attic. 2 Radiators.

ANOTHER ROOM ASPECT



EN SUITE



Shower in tiled and glazed cubicle. Pedestal hand basin. Low level WC. Limestone tiled floor. Part tiled walls. Dormer window. Chrome towel heater.

BEDROOM



11'7" x 11'3"
Dormer window with views. Radiator

BEDROOM



11'6" x 11'4"
Dormer window to front. Radiator

BATHROOM



11'1" x 7'7"

Panelled bath with shower mixer tap. Pedestal hand basin and low level WC. Bidet. Part tiled walls. Chrome towel heater.

OUTSIDE



To the front of the property there is a tarmac driveway leading to the garage and providing additional parking space. Alongside this an open plan lawned area with many attractive established trees and shrubs.

REAR GARDEN



To the rear of the property is a paved patio providing a lovely outside living area with great views over the adjoining farmland. Lawned garden with herbaceous border.

SERVICES



We are advised that the property is connected to mains electricity, water and drainage

TENURE AND POSSESSION



We are advised that the property is freehold and that vacant possession will be given on completion

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

VIEWING

By appointment with Morgan Carpenter 01558 821269

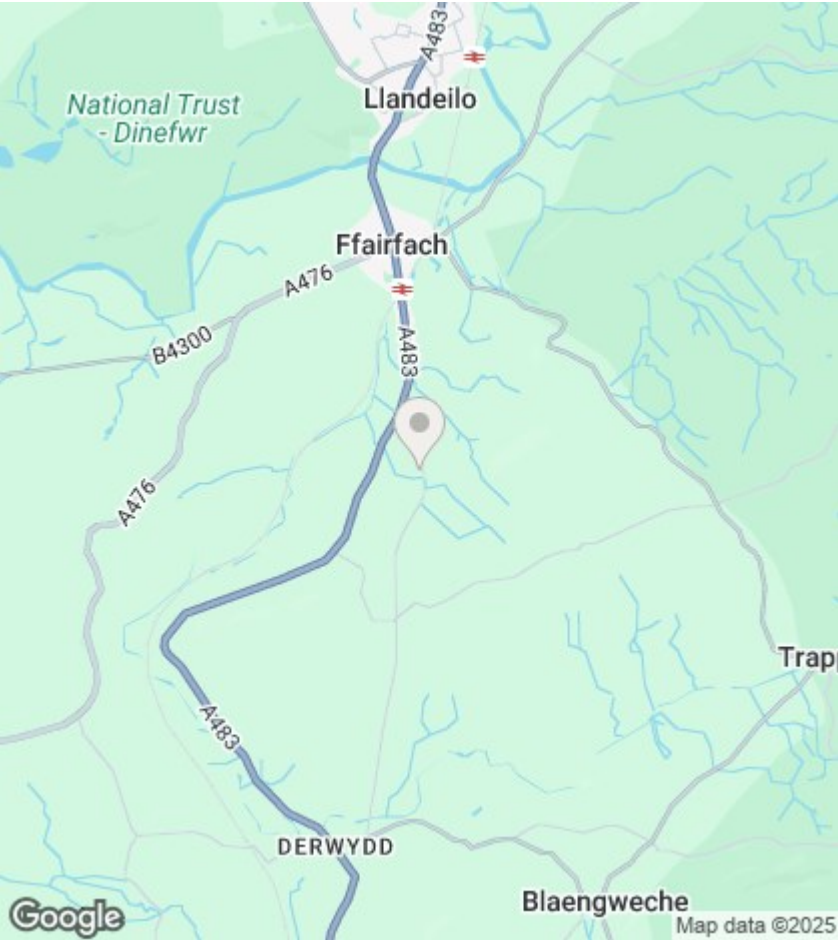
WEBSITE

View all our properties on:

www.morgancarpenter.co.uk; www.zoopla.co.uk;

www.primelocation.com, or www.onthemarket.com





Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	