



**Chartered Surveyor, Valuers,  
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14 Offices Across South Wales

**Bro Dawel  
Llanddarog  
Carmarthen  
SA32 8BJ**

Offers In Region Of **£325,000**



- Nicely Positioned Modern Detached 3/4 Bed Bungalow
- Popular Sought After Village Of Llanddarog
- Great Access to Both Carmarthen & M4 Connection
- Deceptively Spacious Family Sized Property
- Delightful Rural Far Reaching Views
- Good Sized Level Plot & Ample Car Parking
- Nicely Landscaped Easily Manageable Gardens
- Useful Garage Block & Conversion Potential (STC)
- Only 15 Minutes Drive To Carmarthen
- NO ONWARD CHAIN

### General Description

**\*\*NO ONWARD CHAIN\*\*** - A modern detached 3/4 bedroom bungalow pleasantly and conveniently located within the popular and sought after village of Llanddarog having easy access to the carriageway and Carmarthen, and enjoying lovely country views. The property offers spacious family sized accommodation benefiting from 3/4 double bedrooms, or alternatively one could be ideally used as dining room. Outside there is a good sized level plot with ample car parking area, landscaped gardens and useful garage block with conversion potential (STC).

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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#### Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

## Llanddarog, Carmarthen, Carmarthenshire.

### Property Description

A nicely positioned deceptively spacious detached 3/4 bedroom modern bungalow offering roomy family sized accommodation benefiting from oil fired central heating and double glazed windows. The property benefits from lovely far reaching country views to both front and rear, and would ideally suit a family or for retirement purposes.

The accommodation provides spacious entrance hall, living room with nice views, kitchen/breakfast room again with lovely views to rear, 3/4 bedrooms with one ideally suited as a dining room, bathroom and separate WC. Outside there is a good sized level plot being easily manageable with tarmac forecourt providing ample car parking/turning area, large decorative stone garden with useful garage block having conversion potential (STC).

The village of Llanddorg is well known for its 2 popular public houses/restaurants including the thatched roof White Hart Inn, there is also a primary school and church, and enjoys the convenience of being situated just off the A48 which provides easy access to the Carmarthen and the M4 connection.

### Recessed Front Porch

Double glazed front entrance door to:

### Entrance Hall (25' 08" x 6' 11"Max Max) or (7.82m x 2.11m Max)

Most spacious hallway with 2 radiators, fitted cupboards with slatted shelving, doors to:

### Living Room (14' 11" x 12' 11" ) or (4.55m x 3.94m)

Light and airy room with window to front taking advantage of the lovely views, 2 radiators, tiled fireplace.

### Bedroom 1 (12' 11" x 12' 0" ) or (3.94m x 3.66m)

Window to front, radiator.

### Bedroom 2/Dining Room (12' 11" x 10' 11" ) or (3.94m x 3.33m)

Window to side, radiator, could be used as bedroom or dining room.

### Kitchen/Breakfast Room (13' 03" x 10' 11" ) or (4.04m x 3.33m)

Modern bespoke fitted base and wall cupboards with breakfast bar, sink unit with mixer tap, built in eye level electric oven, ceramic electric hob with hood over, plumbing for washing machine, timber effect flooring, window to rear with lovely far reaching views, radiator, side exterior door.

### Bedroom 3 (12' 11" x 11' 11" ) or (3.94m x 3.63m)

Window to side, radiator.

### Bedroom 4 (10' 11" x 8' 11" ) or (3.33m x 2.72m)

Radiator, window to rear.

### Bathroom (10' 11" x 8' 10"Max Max) or (3.33m x 2.69m Max)

Bath with shower over and curtain and rail, wash basin, wet room flooring, radiator, partly tiled walling.

### Separate WC (7' 06" x 3' 11" ) or (2.29m x 1.19m)

Comprising WC and wash basin, radiator.

### Outside

The property benefits from a level plot with vehicle gated entrance leading to walled in tarmac forecourt providing ample car parking/turning area, large decorative stoned garden to front with rear patio garden taking advantage of the super far reaching rural views on offer. A most easily manageable garden to relax and enjoy.

### Garage Block

A most useful block divided into garage area 15'4 x 10'11 with electrically operated up and over door, access through to adjoining workroom 15'4 x 9'6 with window to front, side exterior door, power and light connected. Freezer room 5'5 x 5'1 with side entrance door, garden store and WC at rear. This building has good potential to convert into home office, further accommodation etc (STC).

### Broadband and Mobile phone

Broadband is available in the vicinity. Mobile phone signal is deemed to be good in the area.

### Services

Mains electricity, mains water, mains drainage, oil fired central heating.

### Tenure

Freehold

### Council Tax

E

### Directions

From Carmarthen take the main A48 carriageway for Cross Hands and continue along for approx 5 miles passing the filling station on your left and take the next right turning signposted Llanddarog. Proceed across the carriageway and continue along into the village of Llanddarog where the property will be found further along on the right.

