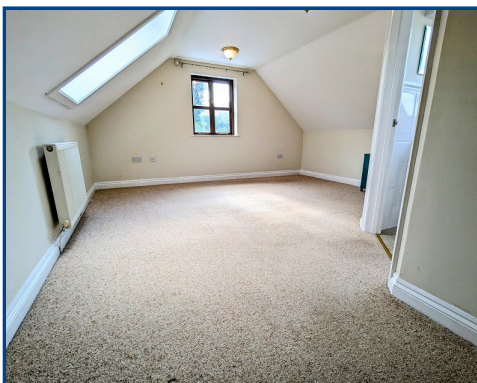
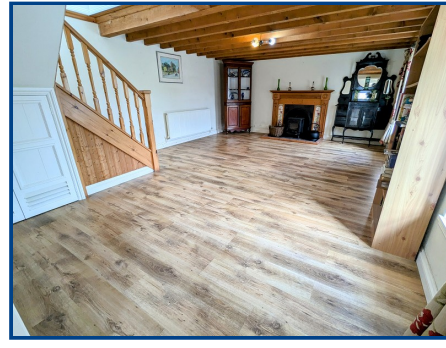


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales



**Gwili Cottage
Glangwili
Carmarthen
SSA31 2PP**

Offers In Region Of **£325,000**



- Charming Detached 3 Bed Extended Country Cottage
- Lovely Semi Rural Spot & Pleasant Views To Rear
- Close Proximity To Carmarthen & Glangwili Hospital
- Family Sized Property & Character Features
- Hall, Kitchen/Diner, Conservatory, Utility, Living Room, 3 Beds, 2 Baths
- Mature Level Gardens To Relax & Enjoy
- Gated Driveway For Several Cars
- Useful Summer House/Studio/Home Office
- Viewing Highly Recommended At An Early Date
- ****NO ONWARD CHAIN****

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

Important notice
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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.

General Description

**** NO ONWARD CHAIN**** - A charming detached 3 bedroom (2 en suite) extended period country cottage of considerable appeal retaining a wealth of charm and character set in spacious mature grounds with useful studio/workroom. The property offers cosy modernised accommodation with conservatory and beamed ceilings and attractive fireplace. Having a most convenient private spot in a well regarded area of Carmarthen being only a short convenient distance to Glangwili Hospital. Carmarthen Town and the carriageway.

Glangwili, Carmarthen, Carmarthenshire.

Property Description

A nicely positioned detached semi rural extended character 3 bedroom cottage having a most convenient spot on the edge of Carmarthen Town, and being within close proximity to Glangwili Hospital and the carriageway giving good access to both Swansea and Cardiff. The property offers spacious accommodation with character features, set in spacious mature grounds with pleasant scenic views, car parking for several cars, and useful studio/home office.

Specifically designed for the family market, incorporating a large open plan kitchen/breakfast room together with formal reception room with character features including fireplace with log burner and beamed ceiling, conservatory, utility room, 3 good sized bedrooms (2 with ensuite facilities) and landing/study area. Externally there are level mature grounds and gardens to enjoy and relax with gated graveled driveway providing ample car parking leading to rear garden offering privacy with lawn area, bushes and trees with pleasant countryside views to rear. There is also an useful studio/cabin with French doors being ideal as a home office or workroom with power connected.

Viewing is highly recommended to fully appreciate what's on offer including the convenience to Carmarthen and Glangwili Hospital.

Entrance Hallway (8' 08" x 5' 09") or (2.64m x 1.75m)

Double glazed door to the front elevation, tiled floor, radiator & wood panel doors to:

Kitchen/Dining Room (18' 08" x 14' 03") or (5.69m x 4.34m)

An open plan design with the kitchen area boasting a range of fitted wall and base units in a "shaker" style with work top surfaces and over incorporating a ceramic sink with mixer tap, tiled surrounds, 'Bosch' brushed steel oven and touch hob with hood over, dish washer, space for fridge/freezer, tiled flooring with windows to the front & rear elevations.

Window to rear elevation, oak effect flooring & dual radiators, French doors to:

Conservatory (9' 01" x 8' 02") or (2.77m x 2.49m)

Fully double glazed with French doors to garden, lovely views overlooking garden.

Utility Room (7' 10" x 5' 06") or (2.39m x 1.68m)

Fitted base cupboards with wooden work top work surfaces over, plumbing for washing machine, oil fired central heating boiler, tiled floor, tiled splash backs, fitted shelving, window to the rear elevation.

Cloakroom (7' 11" x 4' 09"Max Max) or (2.41m x 1.45m Max)

Angled wall to one side, wash basin, WC, tiled floor, half tiled walls, radiator, window to rear.

Living Room (20' 11" x 14' 11") or (6.38m x 4.55m)

A room full of charm & character with the main focal point of the room is the feature fireplace with stripped pine surround, cast iron & tiled insert with log burner stove, dual windows & door to the front elevation, beamed ceiling, 2 radiators wooden staircase rises to the first floor with useful storage under.

First Floor Landing

Providing a useful study area together with a built in linen cupboard, Velux style roof light and doors to:

Bedroom 1 (18' 04" x 14' 00"Max Max) or (5.59m x 4.27m Max)

Window to the side elevation over looking the garden, Velux style roof light to the front, radiator, part vaulted ceiling & door to:

Ensuite Bathroom (7' 11" x 7' 08") or (2.41m x 2.34m)

Fitted with a modern white suite comprising corner bath with shower over and curtain and rail, pedestal wash hand basin & low level flush WC, part tiled walls & Velux style roof light to the rear, heated towel rail, tiled flooring.

Bedroom 2 (15' 06" x 13' 09") or (4.72m x 4.19m)

Velux style roof lights to the front and rear elevations, window to the side with pleasant rural views, radiator, part vaulted ceiling & door to:

Ensuite Bathroom

Fitted with a white suite comprising low level flush WC, pedestal wash hand basin with panelled bath with shower attachment over, part tiled walls, tiled floor, radiator, Velux style roof light.

Bedroom 3 (12' 07" x 7' 09") or (3.84m x 2.36m)

Velux style roof light to the rear elevation, radiator, part vaulted ceiling.

Outside

The property is approached off a country lane, with gated driveway that provides off road parking for several vehicles, and access to the main entrance and rear garden.

The rear comprises of a lawned garden to relax and enjoy with pleasant views beyond. Mature garden with shrubbery, bushes planted borders, green house and timber shed are present. All enclosed by lapped timber fencing or natural hedging giving good privacy. There is also an useful Summer house/studio - 14' x10' with French doors, power and light connected being ideally suited as studio, home office or teenager's den.

Broadband and Mobile phone

Broadband is available in the vicinity. Mobile phone signal varies depending on network, please contact your provider for further details.

Services

Mains electricity and water, private drainage supply, oil fired central heating.

Tenure

Freehold

Council Tax

D

Directions

Exit Carmarthen along Dolgwili Road, at the roundabout take the A485 signposted Lampeter, proceed approximately 400 yards and turn left. Proceed down the lane and Gwili Cottage is located further down on the left hand side.

