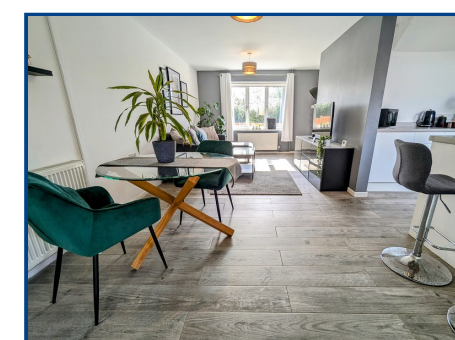
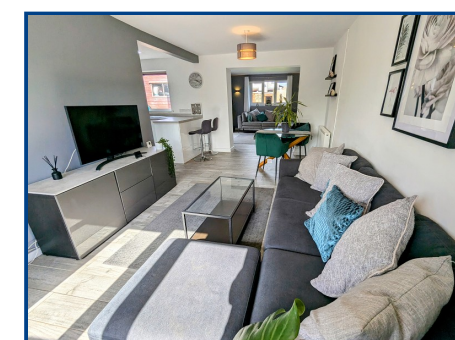


**Chartered Surveyor, Valuers,
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**6 Is -Y- Llan
Llanddarog
Carmarthen
SA32 8NX**

Price **£219,995**



- Semi Detached 3 Bed Extended Family Home
- Popular Village Location Just Off The A48 Carriageway
- Delightful Country Views To Front
- Modern Contemporary Accommodation
- Downstairs Open Plan Living/Dining Areas
- Large Master Bedroom With Dressing Room
- Good Sized Rear Garden & Vehicle Access
- Car Parking Driveway To Front & Small Garden
- ** Planning Consent Granted For Garage At Rear **
- Easy Access To M4 - Swansea And Cardiff

6 General Description

A most conveniently positioned semi detached 3 bedroom extended family home fronting a quiet road on the edge of the popular village of Llanddarog being just off the A48 carriageway having lovely scenic views. The property offers spacious modern contemporary living accommodation with the ground floor in open plan style with separate living room. First floor provides 3 bedrooms with main bedroom having dressing room and family bathroom. Outside there are nicely laid out gardens with driveway and large garden to rear with vehicle access.

EPC Rating: E42

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

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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.

Tel: **01267 230 645**

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

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

Is -Y- Llan, Llanddarog, Carmarthen, Carmarthenshire.

Property Description

A well presented semi detached 3 bedroom family house having a popular village location with delightful rural views to the front. The property is ready for immediate occupation having been tastefully modernised and extended by the present owner. The ground floor benefits from kitchen/dining and living area in open plan style with separate living area at rear leading out to patio. The modern contemporary accommodation is ideal for family living with luxury fitted kitchen and good size utility room. First floor provides 3 bedrooms with the main bedroom having a dressing room, and family bathroom.

Outside there are nicely presented front and rear gardens with car parking driveway for 2/3 cars with pathway to side leading to large rear garden with patio area leading up to lawn garden with planning consent for garage. There is vehicle access via double gates from the rear providing more parking for cars, caravans, trailers etc.

The village of Llanddarog provides Shop/ Post Office, Primary School and Public Houses/Restaurants which in turn is located just off the A48 Carmarthen to Cross Hands dual carriageway, within 2.5 miles of the National Botanical Garden of Wales. The Business Park and centre of Cross Hands is within 7 miles, with the

County and Market town of Carmarthen some 7.5 miles away.

Entrance Lobby

Double glazed front entrance door, radiator, stairs to first floor, door to:

Living/Dining Room (19' 08" x 11' 05") or (5.99m x 3.48m)

Open plan style with window to front, 2 radiators, porcelain tiled flooring, access through to:

Living Area (13' 02" x 11' 11") or (4.01m x 3.63m)

Double glazed sliding patio doors to rear patio, porcelain tiled flooring, radiator.

Kitchen (11' 0" x 9' 10") or (3.35m x 3.00m)

Modern contemporary fitted kitchen with a range of base cupboards with work tops, sink unit with mixer tap, built in eye level electric oven, induction ceramic electric 4 ring hob, porcelain tiled flooring, window to rear, built in fridge and freezer, dishwasher, spot lighting, door to:

Utility Room (9' 07" x 6' 04") or (2.92m x 1.93m)

Oil fired central heating boiler, plumbing for washing machine, radiator, window to side, porcelain tiled flooring, double glazed side exterior door.

First Floor Landing

Large walk in airing cupboard with radiator, doors to:

Bedroom 1 (13' 04" x 9' 01") or (4.06m x 2.77m)

Radiator, access through to:

Is -Y- Llan, Llanddarog, Carmarthen, Carmarthenshire.

Dressing Room (12' 0" Max x 9' 04") or (3.66m Max x 2.84m)

Dormer window to rear overlooking garden.

Bedroom 2 (11' 07" x 10' 05") or (3.53m x 3.18m)

Window to front with lovely country views, radiator, built in cupboard.

Bedroom 3 (10' 09" x 6' 03") or (3.28m x 1.91m)

Window to front with lovely views, radiator.

Bathroom (7' 09" x 5' 07") or (2.36m x 1.70m)

Modern suite comprising bath with dual head shower over and screen, WC, vanity unit with wash basin, fully tiled walls and flooring, heated towel rail.

Outside

The property benefits from a good sized plot having been nicely landscaped to relax and enjoy. Car parking driveway to front with small lawn garden and decorative stoned area with modern fencing to both sides. Wide pathway to side leading to large rear garden with paved patio and lawn garden being ideal for children's playground, dogs etc... Garden shed - 12' x 9' of timber construction, oil tank, store shed and garden gate to side. At the rear of the lawn garden is a double gate vehicle rear access ideal for further car parking or caravans, trailers etc, with planning granted for the erection of a garage.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Broadband is available in the area. Please contact your network provider for further details.

Services

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

Tenure

Freehold

Council Tax

C

Directions

Exit Carmarthen along the A48 carriageway towards Crosshands, and continue along for approx 4 miles passing the Oil For Wales filling station on your right and carry on another mile until you arrive at a turning signposted Llanddarog. Turn right crossing over the carriageway and continue along into the village of Llanddarog and take the first right turning at small junction. Proceed down for approx 0.3 mile and the property is located further along on the right.

