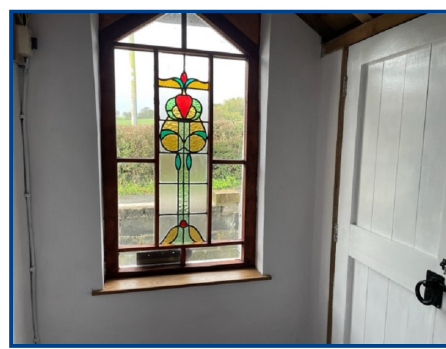




**Chartered Surveyor, Valuers,
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**Trefessi
Cwmifor
Llandeilo
Carmarthenshire. SA19 7AW**

Price £420,000



- Detached 3 Bedroom Family Home
- Modernised & Extended
- Oil Central Heating
- Double Glazing
- Side Garden, Garden/Games Room & Hot Tub
- Ample Parking Space
- Convenient Village Location Close to Llandeilo
- EPC: D60

General Description

An attractive 3 bedroom cottage tastefully modernised and extended to provide a spacious family home of character with modern fitted kitchen, bathroom and ensuite.

EPC Rating: D60

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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Cwmifor, Llandeilo, Carmarthenshire.

Property Description

This traditional built cottage under a slated roof has been extensively renovated by the present owners in 2012 providing spacious accommodation with features to include oak flooring, quarry tiled porch, wood burning stove, under floor heating to the kitchen/breakfast room, alarm cabling, by-fold patio doors and ledged doors with suffolk latches. The property has the benefit of oil central heating and double glazing.

Situated in the quiet and conveniently located village of Cwmifor with views over the Towy Valley. Llandeilo is within 2.5 miles and offers a wide and varied range of amenities to include shops, offices and schools. Llandeilo is centrally located for the M4, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively.

The Towy Valley is a renowned tourist destination with attractions that include Carreg Cennen Castle, Trap, Dynevor and Dryslwyn Castles, Aberglasney Gardens and the National botanical gardens of Wales at Llanarthney are all within easy reach.

The accommodation comprises entrance porch, lounge, kitchen/breakfast room, utility room and cloakroom on the ground floor with 3 bedrooms, ensuite shower room and bathroom at first floor.

Externally the property is approached via an entrance drive with ample parking and side garden with garden room. We are informed that there is potential for a building plot to the side of the house, subject to the necessary planning permission, this area is available by separate negotiation.

Entrance Door

to:

Entrance Porch (4' 6" x 5' 3") or (1.36m x 1.60m)

Stone porch with slated roof. Leaded stained glass window, quarry tiled floor and light. Door to:

Lounge/Dining Room (21' 10" x 14' 1") or (6.65m x 4.30m)

With part oak flooring and tiled floor, 2 radiators, beamed ceiling, feature stone fireplace with wood burning stove, mantle and hearth. Double glazed door to garden, wall lights and 2 double glazed windows.

Kitchen / Breakfast Room (20' 1" x 15' 5") or (6.12m x 4.69m)

With a range of wall, larder, display and base units. Breakfast bar with circular bowl and mixer tap, induction hob with extractor hood above, drawers and cupboards. Granite work surfaces, double electric oven, plumbing for dish washer, integrated fridge and coffee machine. By-fold patio doors, TV point, tiled floor, wall mounted electric fire, down lights and double glazed window. Underfloor heating.

Inner Hall

Stairs to first floor and understairs cupboard, tiled floor, radiator, fitted cupboard and door to rear. Fuse box cupboard.

Utility Room (9' 2" x 10' 11") or (2.80m x 3.32m)

With a range of wall, drawer and base units with worktops, wine rack and single drainer sink unit with mixer tap. 4 ring electric hob and electric oven with extractor hood above. 2 double glazed windows, radiator, down lights and tiled floor.

Cloakroom (4' 10" x 4' 9") or (1.47m x 1.46m)

With low level wc and wash hand basin. Oil central heating boiler, double glazed window, tiled floor and radiator.

First Floor

Stairs from inner hall to half landing.

Landing

With access to roof space, ceiling beams and Airing Cupboard with hot water tank and slatted shelving.

Master Bedroom (15' 6" x 15' 1") or (4.73m x 4.61m)

'A' frame beams, radiator and double glazed window with window blinds. Walk-in cupboard with shelving, hanging space, radiator and light. TV point and wall lights.

En-Suite Shower Room (7' 7" x 5' 2") or (2.30m x 1.58m)

With large shower tray with glazed screen, low level wc and circular bowl with mixer tap on an oak plinth with shelving. Heated towel rail, wall light and timber flooring. Sky light.

Inner lobby

Fitted cupboard.

Bathroom (9' 3" x 7' 5") or (2.83m x 2.27m)

With panelled bath with mixer tap and hand attachment, pedestal wash hand basin, low level wc and shower enclosure with electric shower and mains pressure shower. Fully tiled walls, beamed ceiling and vertical radiator.

Bedroom 2 (15' 0" x 10' 10") or (4.57m x 3.30m)

With ceiling beams, dual aspect double glazed windows, radiator, TV point, telephone point and access to roof space.

Inner Landing

2 double glazed windows, beamed ceiling and radiator.

Bedroom 3 (14' 5" x 12' 2") or (4.39m x 3.72m)

With dual aspect double glazed windows, radiator, telephone point, beamed ceiling and radiator.

EXTERNALLY

The property is approached via a gravelled entrance driveway with ample parking space.

Log store and store shed.

Oil tank, outside water tap and outside lights.

Front gated forecourt garden area

Timber decked area with hot tub.

Rear lawned garden and pedestrian door to front. Scenic views.

Garden/Games Room (13' 11" x 13' 4") or (4.25m x 4.07m)

With window, light and power.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Agents Note

We are informed that there is a potential building plot to the side of the property subject to the necessary planning permission. This is by separate negotiation.

Electric installation for heaters (off peak)
Wired for security system.

Broadband and Mobile phone

The broadband and mobile signal is deemed to be good in this location.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity and mains water. Mains drainage.

Tenure

Freehold

Council Tax

D

Directions

From Llandeilo take the main A40 for Llandovery for approx 2 1/2 miles turning left sign posted Cwmifor proceed through the village and the property will be found on the right hand side.

