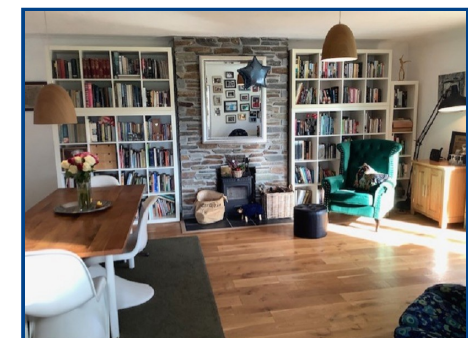
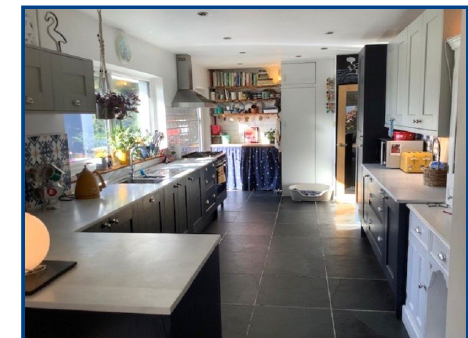


Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers

12 Offices Across South Wales

**Llys Talar  
Manordeilo  
Llandeilo  
Carmarthenshire.**

Offers In Region Of **£415,000**



- 4 BED DETACHED BUNGALOW
- REFURBISHED TO A HIGH STANDARD
- WITH FAR REACHING VIEWS
- DRIVE WITH AMPLE PARKING FOR A NUMBER OF VEHICLES
- OIL CENTRAL HEATING
- 4 MILES FROM LLANDEILO TOWN
- FIBRE BROADBAND
- EPC: E49

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

**Important notice**

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**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).

**General Description**

An immaculate detached 4 bedroom bungalow in a semi rural location on the outskirts of Manordeilo village. It has the benefit of oil central heating and double glazing.

**EPC Rating: E49**

Tel: **01558 823 601**

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

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



## Manordeilo, Llandeilo, Carmarthenshire.

### Property Description

A 4 bedroom refurbished detached bungalow, originally constructed in 1988, the property has been refurbished and extended by the current owners and now provides modernised accommodation with oak internal doors, luxury fitted kitchen with marble surfaces and a large family room opening into a garden room providing a great entertaining space designed to take in the views over the rich farmland of the Towy valley.

The location is a particular feature of this property in that it stands in the countryside whilst being only 5 miles from Llandeilo town.

The locality is popular as both a tourist destination and to live in with local attractions that include Dinefwr, Carreg Cernen and Dryslwyn castles, the Botanical Gardens of Wales and Aberglasney house and gardens.

Llandeilo and the adjacent Ffairfach village provide a range of shops, places of recreation together with primary and secondary schooling.

The area is accessible standing close to the A40 trunk road and with a station on the heart of Wales railway line. The M4 extension is found about a half an hours drive away.

The bungalow is conventionally constructed of mainly rendered elevations under a roof clad in slate and is double glazed. Externally is a large parking area (suitable for a camper van etc. ) decking and lawns with a detached garage converted into a studio.

The accommodation comprises:

#### Front Porch

With outside lights.

#### Entrance Hallway

With upvc front door with side panel, tiled floor and down lights.

#### Utility (6' 6" x 7' 0") or (1.97m x 2.13m)

With upvc double glazed window, wall cupboard, radiator and wall shelving.

#### Master Bedroom (22' 6" x 11' 5") or (6.87m x 3.48m)

With fitted mirror fronted wardrobes, dual aspect double glazed windows and two radiators.

#### Bedroom (18' 5" Max x 9' 7") or (5.62m Max x 2.93m)

With upvc double glazing, radiator, built in wardrobe and wall shelving.

#### Bedroom (8' 6" x 7' 10") or (2.59m x 2.38m)

With upvc double glazing and radiator.

#### Bedroom (8' 5" x 10' 6") or (2.56m x 3.20m)

With upvc double glazing, radiator and built in wardrobe.

#### Hallway

With airing cupboard.

#### Family Bathroom (8' 5" x 7' 8") or (2.57m x 2.34m)

With white suite comprising panelled bath, wash hand basin on unit with drawer and cupboard, low level WC and corner shower with glazed door. Tiled floor and part tiled walls, upvc double glazing, extractor fan and heated towel rail.

#### Kitchen (22' 9" x 10' 7") or (6.93m x 3.22m)

With range of base, wall and drawer units with marble effect resin composite work surfaces over and inset one and a half bowl sink unit. Integral dish washer and fridge freezer. Tiled floor, part tiled walls, oil central heating boiler, wall shelving and connection for cooker with extractor hood over. Down lights and glazed internal door.

## Manordeilo, Llandeilo, Carmarthenshire.

#### Dining / Family Room (22' 7" x 16' 0") or (6.88m x 4.87m)

With engineered oak flooring, two radiators, coving, feature natural stone chimney breast with wood burning stove, upvc double glazed sliding patio doors and large open archway leading into;

#### Lounge/Garden Room (19' 6" x 17' 6") or (5.95m x 5.33m)

With vaulted ceiling with skylight, dual aspect upvc patio and french doors to gardens, oak engineered flooring and radiator.

#### EXTERNALLY

Gated access from highway opens into a large stoned parking and turning area suitable for a number of vehicles including camper van etc.

Front lawn with fence and hedge surround and flower border.

#### Rear Garden

Separate workshop.

Timber garden shed.

Raised flower and vegetable beds including productive asparagus bed.

Rainwater collection.

Concrete sitting area with adjacent wrap around decking, part covered, ideal seating area to take in the far reaching rural views.

Outside lights.

Lawns backing onto fields.

#### Studio (15' 7" x 15' 11") or (4.74m x 4.85m)

This former detached garage has been insulated internally, sound proofed and now benefits from electric heating, down lights, double glazed door and side french doors opening onto the garden.

#### Broadband and Mobile phone

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

#### Local Authority

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

#### Viewing

By appointment with the Selling Agents.

#### Services

Mains electricity and mains water. Private drainage.

#### Tenure

Freehold

#### Council Tax

E

#### Directions

From Llandeilo head east on the A40. After about 4 miles enter the village of Manordeilo and turn right immediately before Twts Tywi. Continue for about 400 meters and the property is on the right hand side.

