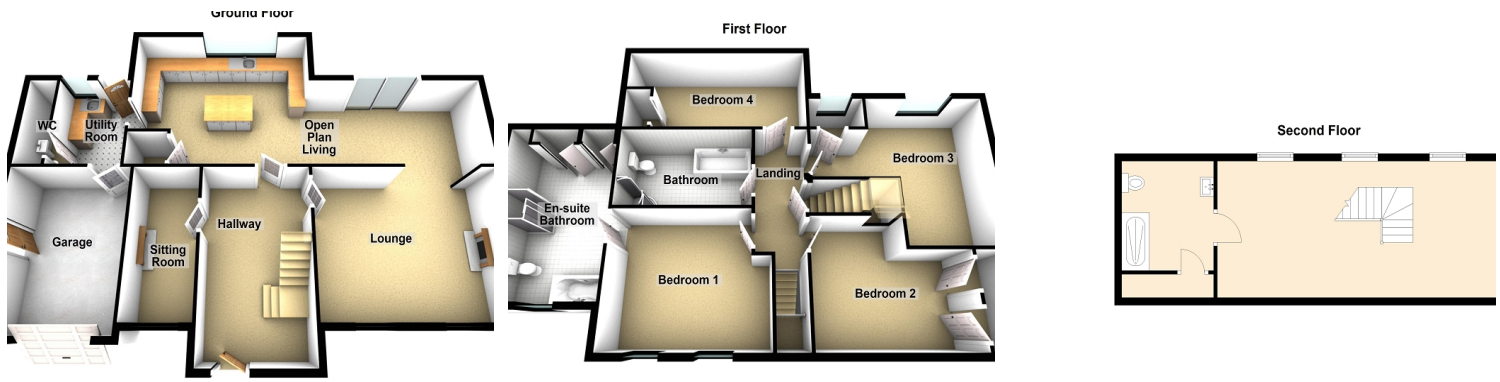




**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**Ardwyn  
Cwmifor  
Llandeilo  
Carmarthenshire.**

**Price £479,950**



- Detached 5 Bedroom Family Home
- Designed and Finished to a High Standard
- Commanding Views over the surrounding farmland
- Oil Central Heating & Double Glazing
- Integral Garage
- Convenient Location 3 miles to Llandeilo
- Ample Parking & Rear Garden
- EPC: D66



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.

### General Description

A detached 5 bedroom family home with integral garage and spacious rear garden with summer house and store shed with an open aspect to the rear with fabulous views over the surrounding farmland and beyond.

**EPC Rating: D66**



## Cwmifor, Llandeilo, Carmarthenshire.

### Property Description

A detached 5 bedroom family house, designed and finished to a high standard with accommodation on three floors. The property is oil centrally heated and double glazed in wood grain upvc. Internally the accommodation is finished with oak doors, skirtings and architraves. Of conventional construction the house stands under a roof clad in slate.

Set in a convenient location in the popular village of Cwmifor with fabulous rear views over the surrounding farmland. The A40 trunk road is less than a mile away and Llandeilo town about 3 miles. Facilities in Llandeilo and the adjacent village of Ffairfach include primary and secondary schools, range of shops and super markets, places of recreation and a station on the heart of Wales railway line.

The area is popular to both live in and visit with local attractions which include the castles of Dinefwr, Trap and Dryslwyn, the botanical gardens of Wales and Aberglasney house and gardens.

The coast line of the Gower is about an hours drive away and the M4 connection at Crosshands is about a 30 minute drive.

The accommodation briefly comprises hallway, sitting room, lounge, open plan kitchen/breakfast room and dining room, utility and cloakroom on the ground floor with 4 first floor double bedrooms, family bathroom and en-suite, on the second floor is an attic bedroom with en-suite shower Room.

Externally there is an integral garage with ample parking space, front forecourt garden and rear garden laid to lawn with patio areas and commanding views over surrounding farmland.

### Entrance Door

With upvc part glazed front door.

### Entrance Hall

Hardwood floors and coving.

### Sitting Room (13' 8" x 9' 10") or (4.17m x 2.99m)

With double glazing to front, radiator, coving, Victorian style fireplace on marble hearth, hardwood flooring and TV point.

### Lounge (18' 10" x 13' 8") or (5.73m x 4.16m)

With two double glazed windows to front, hardwood flooring, wood burning stove with oak beam over, oak ceiling beam, coving, 2 radiators and open entrance way into:

### Kitchen/Breakfast Room/Dining Room

An open plan area comprising:

### Dining Room (12' 11" x 15' 2") or (3.94m x 4.62m)

With double glazed sliding patio doors to rear garden, limestone tiled floor, coving and radiator.

### Kitchen / Breakfast Room (16' 8" x 18' 9") or (5.09m x 5.71m)

With extensive range of hardwood fronted units comprising base, drawer and glazed wall units, island unit with cupboards, shelves and wine rack, all with granite work surfaces over including a recesses Belfast style sink with drainers and splash back. Range master oven comprising electric oven and 5 ring LPG gas hob set under an extractor hood. Plumbing for automatic dish washer, coving, limestone tiled floor, double glazed window and built in larder and store cupboard.

### Utility (11' 5" x 8' 3") or (3.47m x 2.51m)

With one and a half bowl sink unit with cupboard below, work surface, plumbing for washing machine and drier, coving, ceramic tiled floor, double glazed door and window to rear.

### Cloakroom

With low level WC, wash hand basin on unit, oil central heating boiler and cylinder, coving and extractor fan.

### First Floor

Stairs from hallway leading to the first floor.

### Landing

Coving and spot lighting.

### Master Bedroom (13' 10" x 11' 10") or (4.21m x 3.60m)

2 double glazed windows to front, radiator and coving.

### En-Suite Shower Room (18' 0" Max x 11' 9") or (5.48m Max x 3.59m)

With restricted headroom. Roll top bath with ball and claw feet, double shower enclosure with rainfall shower, wash hand basin on unit comprising cupboard and drawers with mirror above and low level WC. Heated towel rail, double airing cupboard, double glazing and radiator.

### Bedroom 2 (15' 4" x 14' 5") or (4.67m x 4.39m)

with 2 double glazed windows to front, double wardrobe, coving and TV point.

### Bathroom (10' 6" x 8' 1") or (3.19m x 2.46m)

With white suite comprising Jacuzzi bath with granite surround and timber panelling, low level WC, shower in separate cubicle and wash hand basin on unit comprising cupboard and drawers with mirror above. Part tiled walls, fully tiled floor, extractor fan, spot lighting, heated towel rail and radiator.

### Bedroom 3 (15' 5" x 10' 0") or (4.70m x 3.05m)

plus built in wardrobe. Double glazing, storage cupboard and radiator.

### Bedroom 4 (16' 6" x 11' 9") or (5.04m x 3.59m)

With double glazing, radiator, coving and built in wardrobe.

### Second Floor.

Stairs from landing up to :

### Bedroom 5 (26' 6" x 14' 10") or (8.07m x 4.51m)

3 skylights, radiator, eave storage cupboards and spot lighting.

### En-Suite Shower Room (10' 7" x 7' 5") or (3.23m x 2.27m)

With white suite comprising low level WC, shower in glazed cubicle, wash hand basin on unit comprising cupboard and drawers with mirror above. Tiled floor, heated towel rail, skylight, spot lighting, extractor fan and storage cupboard.

### EXTERNALLY

Front walled forecourt area with ample parking to the side for a number of vehicles including a camper van. Outside lighting and outside tap. Pedestrian door to rear garden.

Rear enclosed garden laid to lawn with patio areas, gazebo and summer house.

Mature shrubs, ornamental trees and borders.

Timber Store Shed

Fabulous far reaching views over the surrounding farmland and beyond

### Integral Garage (18' 1" x 12' 6") or (5.50m x 3.80m)

(approx). With side door and door to utility area. Up and over electric door.

### Local Planning Authority

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

### Viewing

By appointment with the Selling Agents.

### Broadband and Mobile phone

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

### Services

Mains electricity, water and drainage. Oil fired central heating., 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, after 1/4 mile the property will be found on the left hand side.

