



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



**Gorwel**  
**24A Carmarthen Road**  
**Llandeilo**  
**Carmarthenshire.**

Price **£289,950**



- DETACHED 3 BEDROOM BUNGALOW
- ATTACHED GARAGE
- CONVENIENT LOCATION WITHIN LLANDEILO
- NIGHT STORAGE HEATING
- DOUBLE GLAZING
- FRONT LAWNED GARDEN AND REAR PATIO
- TARMACADAM DRIVE AND PARKING
- EPC: D62



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

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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](mailto:surveys@ctf-uk.com).

**General Description**

A detached 3 bedroom bungalow with attached garage, front and rear garden area. In a prime location in Llandeilo town close to all local amenities.

**EPC Rating: D62**

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## 24A Carmarthen Road, Llandeilo, Carmarthenshire.

### Property Description

Gorwel comprises a detached 3 bedroom bungalow of conventional construction with brick elevations under a tiled roof. It has the benefit of night storage heating and double glazing.

Situated in a convenient location in Llandeilo town within walking distance to local amenities to include, shops, offices and schools. The town offers an excellent bus service with good road links to Ammanford, Carmarthen, Swansea and Cardiff and of course the M4 Motorway junction at Pont Abraham.

Leisure amenities are available within walking distance to include tennis courts, playing fields, Penlan Park, Dinefwr Park with its Historic Castle, nature walks and wildlife reserves.

The area is a well known tourist destination with popular attractions of Dynevor, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and the Botanical Gardens of Wales are all within a short drive away.

The accommodation comprises entrance hall, lounge/dining room, kitchen/breakfast room, 3 bedrooms and bathroom. Externally there is a tarmacadamed entrance drive with parking area with front lawned garden and patio to the rear.

### Entrance Vestibule

With light and tiled floor.

### Entrance Hall

With double glazed door and side panel.

### Inner Hall

Night storage heater. Airing cupboard with hot water cylinder and slatted shelves. Built in broom cupboard.

### Lounge/Dining Room (17' 11" x 22' 5" Max) or (5.47m x 6.83m Max)

'L' shaped. Narrowing down to 3.53m. Feature fireplace with electric fire, coved ceiling, 2 double glazed windows and 2 night storage heaters.

### Kitchen/Breakfast Room (14' 8" x 10' 4") or (4.48m x 3.16m)

With a range of base and drawer units with fitted worktops, larder unit, stainless steel sink unit with mixer tap, space for cooker with extractor hood above, part tiled walls, plumbing for washing machine, tiled floor, double glazed door and window.

### Bedroom 1 (11' 5" x 11' 7") or (3.47m x 3.53m)

Night storage heater, pull switch and double glazed window.

### Bedroom 2 (14' 6" x 10' 5") or (4.41m x 3.17m)

Night storage heater, double glazed window and pull switch.

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### Bedroom 3 (7' 0" x 8' 7") or (2.13m x 2.62m)

With night storage heater, double glazed window and fitted wardrobe with hanging rail.

### Bathroom (6' 5" x 10' 5") or (1.96m x 3.18m)

With timber panelled bath, pedestal wash hand basin, low level wc and built in shower enclosure. Double glazed window, wall heater and part tiled walls.

### EXTERNALLY

The property is approached via an tarmacadamed entrance drive with parking area.

Front lawned garden area with borders.

Side paths to the rear enclosed paved patio area.

Outside tap.

### Attached garage (10' 0" x 18' 6") or (3.04m x 5.63m)

With concrete floor, power points and up and over garage door.

### Local Authority

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

### Broadband and Mobile phone

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

### Agents Note

The property is located in a convenient location within walking distance to the town centre and with a bus stop available close by.

### Viewing

By appointment with the Selling Agents.

### Services

Mains electricity, mains water and mains drainage.

### Tenure

Freehold

### Council Tax

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### Directions

From our office continue down Rhosmaen Street towards the Square and turn left into New Road. Proceed up New Road into Carmarthen Road passing the Police Station on the left hand side and Gorwel will be found on the right hand side opposite the Rugby Field.

