

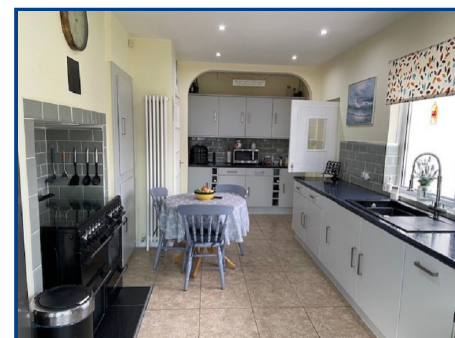
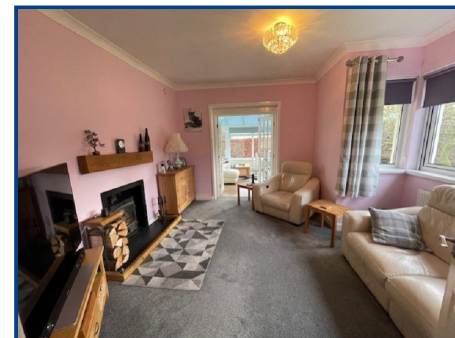


**Crudawel  
Llansawel  
Llandeilo  
Carmarthenshire SA19 7JD**

Price **£349,950**



- Extensively modernised and improved detached bungalow.
- 3 bedroom accommodation
- Large plot with garage-workshop and parking
- Edge of village location
- Large conservatory
- Oil central heating and upvc double glazing
- Well appointed accommodation
- Council Tax band D



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

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**General Description**

A detached 3 bedroom bungalow with ample parking and a large garage/workshop situated on the edge of Llansawel Village.

**EPC Rating: D65**

## Llansawel, Llandeilo, Carmarthenshire.

### Property Description

A recently modernised and improved detached 3 bedroom bungalow standing on the edge of Llansawel village.

The property stands on a large plot with garage/workshop, summer house and large gardens with parking for a number of vehicles including camper van, boat etc.

The accommodation benefits from oil central heating, upvc double glazing and large conservatory with under floor heating.

Llansawel village has a local public house whilst Talley has a primary school. Llandeilo lies 10 miles away with primary and secondary schools, range of shops and places of recreation. The area is popular for both tourists and for those relocating with attractions that include the castles of Dinefwr, Trap and Dryslwyn, botanical gardens of Wales and Aberglasney house and gardens.

Accommodation briefly comprises sitting room, conservatory, kitchen, utility room and, shower room, 3 bedrooms and bathroom.

### Hall

With upvc double glazed part stain glass, front door, dado rail, radiator and down lights.

### Sitting Room (12' 8" x 12' 10") or (3.85m x 3.92m)

Into double glazed bay window with radiator. Coving and wood burning stove with oak lintel over. Double doors open into;

### Conservatory/Dining Room (13' 5" x 19' 5") or (4.09m x 5.92m)

In full upvc double glazing including French doors to garden. Part roof blinds, ceiling fans, laminate flooring, radiator and underfloor heating. Double doors open into;

### Kitchen (20' 0" x 9' 2" Max) or (6.10m x 2.79m Max)

Max with range of base and drawer units with work surfaces over, wall units and wine rack. Larder cupboards, sink unit with drainer and mixer tap, part tiled walls and floor, tiled recess housing a 'Leisure' range cooker with 5 ring gas hob and hot plate and double electric oven with grill. Upvc double glazing, down lights, wall radiator and steps down to;

### Rear hall/utility

With oil fired central heating boiler, radiator, tiled floor, part tiled walls, plumbing for utilities, store cupboard and upvc external door to side.

### Shower Room (4' 3" x 6' 2") or (1.29m x 1.88m)

With corner shower with Triton electric shower unit, wash hand basin with cupboard below and low level WC. Double glazing, fully tiled walls with extractor fan and wall mirror.

Inner hallway with dado rail and access to roof space.

### Bedroom (13' 9" Max x 9' 2") or (4.18m Max x 2.79m)

Into double glazed bay window with radiator x 2.79 with coving and built in wardrobes.

## Llansawel, Llandeilo, Carmarthenshire.

### Bathroom (9' 6" x 7' 6") or (2.89m x 2.28m)

With white suite comprising panelled bath, wash hand basin with cupboard below, low level WC and double shower with glazed screen. Fully tiled walls, radiator, two double glazed windows, coving, down lights, extractor fan and wall mirror.

### Bedroom (10' 11" x 8' 4") or (3.32m x 2.53m)

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

### Bedroom (10' 8" x 11' 7") or (3.26m x 3.53m)

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

### EXTERNALLY

The property is approached via Iron double gates opening into a tarmac drive with lawns either side including productive small orchard with fruit trees. Gooseberry, raspberry and blackcurrant bushes and aluminium framed greenhouse with vine.

Large front lawn with stone wall and hedges. Raised paved patio.

Ample parking areas suitable for a number of vehicles, boat, camper etc.

### Garage / Workshop (31' 10" x 20' 1") or (9.70m x 6.12m)

With concrete floor, electric roller door, power and lighting. Double glazed windows and side door.

Attached store shed to rear with sheeted door, power and light.

### Rear Garden

With concrete sitting area with barbecue, archway through to lawn.

### Summerhouse (9' 3" x 7' 11") or (2.83m x 2.41m)

Timber summer house with verandah, boarded floor and ceiling. Power and light.

### Local Authority

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

### Broadband and Mobile phone

The mobile phone signal is deemed to be good in this location and fibre broadband with a high speed.

### Viewing

By appointment with the Selling Agents.

### Services

Mains electricity, mains water, mains drainage

### Tenure

Freehold

### Council Tax

D

### Directions

Leave Llandeilo eastwards on the A40 and after the roundabout turn immediately left up the Talley road. Proceed into and through Talley village and after about a mile turn left to Llansawel. Continue into the village and the bungalow will be located on the right hand side.

