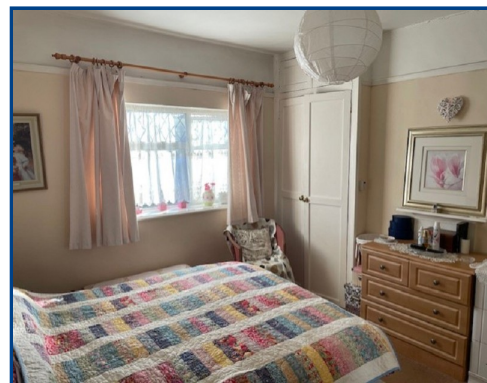


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

**Heol Myrddin
Ffairfach
Llandeilo
Carmarthenshire.**

Price £179,000



- Semi Detached 3 Bedroom House
- Gas Heating
- Double Glazing
- Front Garden & Ample Parking Space
- Rear Enclosed Garden Area
- Convenient Village of Ffairfach close to Llandeilo Town
- EPC: E50

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.

General Description

A 3 bedroom semi detached house with gas heating and double glazing. Rear enclosed garden and front lawned garden with ample parking space.

EPC Rating: E50

Heol Myrddin, Ffairfach, Llandeilo, Carmarthenshire.

Property Description

Situated in a convenient location in Ffairfach Village with its own Primary and Secondary Schools, place of worship, village store, butchers shop, 2 public houses and railway station. Llandeilo town is approximately one mile distant and offers a wide and varied range of amenities. Leisure amenities are available in Llandeilo town which include tennis courts, playing fields, Penlan Park, Dinefwr Park with its historic castle, nature walks and wildlife reserve.

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

Centrally located for the M4 Motorway, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively.

The property comprises hall, lounge, kitchen, dining room, utility room and laundry room on the ground floor with 3 bedrooms, shower room and separate wc at first floor.

Double Glazed Door:-

Hall

With staircase to first floor, coat hooks, meter cupboard, double glazed window, telephone point and radiator.

Lounge (13' 3" x 13' 3") or (4.04m x 4.05m)

With feature fireplace with gas fire with shelved alcoves either side, picture rail, radiator, double glazed window and TV point.

Kitchen (10' 11" Max x 8' 2") or (3.32m Max x 2.48m)

With a range of wall, base and drawer units with fitted worktops, single drainer sink unit, part tiled walls, cooker point, double glazed windows and door to utility room. Built in larder cupboards.

Dining Room (11' 6" x 10' 2") or (3.51m x 3.09m)

With feature fireplace with gas fire with cupboards either side. Double glazed window and picture rail.

Utility Room (10' 0" x 14' 5" Max) or (3.04m x 4.40m Max)

Narrowing down to 1.86m. With a range of wall, base and drawer units with fitted worktops, stainless steel sink unit, part tiled walls, double glazed door to front and rear. Fluorescent light.

Laundry Room (5' 4" x 8' 3") or (1.62m x 2.51m)

With appliance space, shelving and plumbing for washing machine. Louvre door, light and power points.

Heol Myrddin, Ffairfach, Llandeilo, Carmarthenshire.

First Floor

Landing with double glazed window and access to roof space.

Bedroom 1 (11' 0" x 9' 10") or (3.36m x 2.99m)

With double glazed window, radiator, picture rail and built in cupboard. Feature fireplace.

Bedroom 2 (11' 6" x 10' 10") or (3.50m x 3.29m)

With double glazed window, built in cupboard, feature fireplace and Airing cupboard with hot water cylinder.

Bedroom 3 (8' 4" x 9' 3" Max) or (2.54m x 2.82m Max)

With radiator, built in cupboard, picture rail and double glazed window.

Separate WC

With low level wc and double glazed window.

Shower Room (7' 2" x 5' 0") or (2.18m x 1.53m)

Shower enclosure with electric shower, vanity unit with circular bowl, part tiled walls and radiator. 2 double glazed windows.

EXTERNALLY

The property is approached via a paved parking area with lawned garden with borders, ornamental bushes and path.

Rear enclosed paved patio area and lawned garden with ornamental bushes.

Outside light.

Store Shed (5' 0" x 5' 4") or (1.52m x 1.62m)

Outside Wc (5' 3" x 3' 0") or (1.59m x 0.92m)

Local Authority

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

Broadband and Mobile phone

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

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains gas and mains drainage. Gas fire with back boiler.

Tenure

Freehold

Council Tax

C

Directions

From our office continue on the A483 over the bridge into Ffairfach. At the traffic lights turn right on to the Llanelli/Cross Hands Road and the property will be found a little further on the left hand side.

