



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

**5 Llys Garn  
Bethlehem  
Llandeilo  
Carmarthenshire. SA19 6AQ**

**Price Guide £348,000**



- DETACHED 3 BEDROOM DORMER BUNGALOW
- READY FOR IMMEDIATE OCCUPATION
- VILLAGE LOCATION
- WET ROOM, ENSUITE & BATHROOM
- BUILT TO A HIGH STANDARD
- DOUBLE GLAZING AND AIR SOURCE HEATING
- SIDE DRIVE & PARKING AREA
- LAWNED GARDEN TO SIDE
- HOBBY/STORE ROOM
- EPC: B81

**General Description**

Newly built 3 bedroom detached dormer bungalow offering luxury accommodation on a small exclusive development of 5 properties. The property is built to a high standard and has the benefit of double glazing and air source heating.

**EPC Rating: B81**

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).

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## Llys Garn, Bethlehem, Llandeilo, Carmarthenshire.

### Property Description

A newly constructed 3 bedroom dormer bungalow built to a high specification with cedar cladding and quality fixtures and fittings. The property has the benefit of under floor heating and double glazing. There is a hobby/store room, parking area and lawned garden area to side.

The spacious accommodation comprises an entrance porch, kitchen/breakfast room, Rear porch/utility area, lounge, bedroom and wet room on the ground floor and 2 bedrooms one with ensuite shower room, bathroom and landing/study area at first floor.

Llys Garn is situated in a convenient location within the Brecon Beacons National Park with stunning views over the Towy Valley and the surrounding countryside, in a semi rural location in the village of Bethlehem approximately 5 miles from the town of Llandeilo which offers a wide and varied range of amenities to include banks, shops, offices and schools. The M4 extension at Cross Hands is within easy commuting distance and gives easy access to Swansea, Llanelli and Cardiff. Llangadog village is approximately 2 miles away with its variety of shops, public houses, doctors surgery and junior school.

The area is a well known Tourist attraction with Garn Goch in the distance with many popular attractions close at hand which include Dinefwr, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and the Botanical Gardens of Wales all within a short distance. CTFNEW

### Double Glazed Door:-

#### Entrance Porch

With double glazed window to side, tiled floor, built in cupboard with water sprinkler tank.

#### Kitchen / Breakfast Room (19' 3" x 11' 7") or (5.87m x 3.53m)

With a range of wall, base and drawer units with granite worktops, four ring hob and electric oven with extractor hood above and stainless steel sink unit with mixer tap. Integrated dishwasher, down lights, under stairs cupboard, tiled floor and 2 double glazed windows. Built in cupboard with hot water tank. Open balustrade staircase to first floor.

#### Rear hall/utility

With built in cupboard and plumbing for washing machine. Door to rear.

#### Lounge (19' 3" x 11' 8") or (5.86m x 3.55m)

With tiled floor, TV point, double glazed window and patio doors to front.

#### Inner Hall

With double glazed window.

#### Bedroom 1 (9' 11" x 14' 4") or (3.02m x 4.37m)

Double glazed patio doors to front, tiled floor and TV point.

#### Wet Room (4' 5" x 5' 9") or (1.35m x 1.75m)

With shower screen and shower unit, heated towel rail, low level WC and vanity wash hand basin. Tiled floor to ceiling, down lights and double glazed window.

## Llys Garn, Bethlehem, Llandeilo, Carmarthenshire.

### First Floor

Open balustrade staircase to first floor.

### Landing

Built in cupboard and engineered oak flooring.

#### Master Bedroom (10' 9" x 12' 9") or (3.28m x 3.88m)

Sky light, TV point, engineered oak flooring and walk in cupboard.

#### En-Suite Shower Room (6' 4" x 5' 6") or (1.92m x 1.67m)

With low level WC, pedestal wash hand basin with mixer tap, heated towel rail, sky light, shower enclosure and extractor fan.

#### Landing/Study Area (11' 8" x 10' 1") or (3.56m x 3.08m)

Sky light, engineered oak flooring and access to roof space.

#### Bathroom (8' 0" x 8' 9") or (2.45m x 2.66m)

With pedestal wash hand basin and mixer tap, low level WC and panelled bath with mixer tap. Sky light, down lights and extractor fan.

#### Bedroom 2 (9' 11" x 14' 1") or (3.02m x 4.30m)

Access to roof space, sky light, double glazed window and engineered oak flooring.

#### Walk in Dressing Room (9' 10" x 4' 8") or (3.0m x 1.43m)

With engineered oak flooring.

### EXTERNALLY

To the side of the property is a parking area with path with raised margin.

To the front of the property is a paved area to the side lawned garden and gate to side.

#### Hobby/Store Room (7' 11" x 10' 4" Max) or (2.41m x 3.14m Max)

With double glazed pedestrian door, electric roller door, power and light.

### 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 drainage. Air source heating and triple double glazing.

### Council Tax

E

### Directions

From our office head down to Ffairfach, at the traffic lights turn left towards Bethlehem. Continue on this road for approximately 5 miles and on entering the village pass the former village school and turn right where the entrance to Llys Garn will be found on the right hand side behind the former school.

