



**6 Ger Y Llan
Cwmifor
Llandeilo
Carmarthenshire SA19 7BU**

Price **£349,950**



- An attractive Detached 4 Bedroom Family Home
- Integral Garage, Front and Rear Garden
- Oil Central Heating
- Double Glazing
- Bathroom, Ensuite Shower Room & Cloakroom
- Village Location
- Convenient to Llandeilo
- EPC: Pending

General Description

A detached 4 bedroom family home with the benefit of oil central heating and double glazing.

EPC Rating: E52

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

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Ger Y Llan, Cwmifor, Llandeilo, Carmarthenshire.

Property Description

No. 6 Ger Y Llan comprises a detached 4 bedroom house with integral garage and gardens to front and rear. The property has the benefit of oil central heating and double glazing.

Situated in the quiet convenient village of Cwmifor with views over the Towy Valley. Llandeilo is within 2.5 miles and offers a wide and varied range of amenities to include shops, offices and schools. Llandeilo is centrally located for the M4, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively.

The Towy Valley is a renowned tourist destination with attractions that include Carreg Cennen Castle, Trap, Dynevor and Dryslwyn Castles, Aberglasney Gardens and the National botanical gardens of Llanarthney are all within easy reach.

The accommodation comprises entrance vestibule, entrance hall, study, lounge, dining room, cloakroom, kitchen/breakfast room and utility room on the ground floor and 4 bedrooms, ensuite shower room and family bathroom at first floor.

Entrance Vestibule

With sliding patio doors and side panels. Timber panelled ceiling. Light.

Entrance Door

to:

Entrance Hall (11' 9" x 9' 4") or (3.57m x 2.85m)

With window to front, coved ceiling and radiator. Open balustrade staircase to first floor.

Cloak Room (3' 4" x 5' 1") or (1.02m x 1.55m)

With double glazed window, coved ceiling, vanity wash hand basin and low level WC.

Lounge (11' 7" x 19' 5") or (3.52m x 5.91m)

With double glazed window, coved ceiling, radiator, feature fireplace with timber surround and hearth. Double french doors to dining room. TV point.

Dining Room (9' 9" x 11' 7") or (2.97m x 3.52m)

With double glazed patio doors to rear, coved ceiling and radiator.

Study (8' 5" x 6' 1") or (2.56m x 1.85m)

Window to front, coved ceiling and radiator.

Kitchen/Breakfast Room (12' 0" x 13' 0") or (3.65m x 3.95m)

With a range of drawer, wall and base units with fitted worktops, bowl and half sink unit with mixer tap, part tiled walls and cooker space with extractor hood above. Plumbing for dishwasher, tiled floor and shelving, coved ceiling, radiator and double glazed window.

Utility Room (9' 1" x 8' 4") or (2.78m x 2.54m)

With oil central heating boiler, plumbing for washing machine, base and wall cupboards with fitted worktop, stainless steel sink unit with mixer tap. Tiled floor, double glazed window and door, radiator, coat hooks, coved ceiling and access to roof space. Door to garage.

First Floor

With open balustrade staircase to first floor.

Landing

With coved ceiling and access to roof space. Built in airing cupboard with hot water cylinder with slatted shelving.

Master Bedroom (11' 6" x 14' 6") or (3.50m x 4.41m)

With radiator and coved ceiling. Double glazed window with scenic views.

Dressing Area (4' 11" x 7' 9") or (1.51m x 2.36m)

With mirrored wardrobes with hanging rail and shelving. Coved ceiling.

En-Suite Shower Room (9' 3" x 5' 9") or (2.81m x 1.76m)

With double glazed window and radiator, pedestal wash hand basin, low level WC, tiled shower enclosure with Triton electric shower. Part tiled walls, coved ceiling and vanity light.

Bedroom 2 (9' 4" x 6' 11") or (2.84m x 2.11m)

With double glazed window, coved ceiling and radiator.

Bedroom 3 (7' 5" x 13' 0") or (2.27m x 3.95m)

With double glazed window, coved ceiling and radiator

Bedroom 4 (8' 10" x 12' 0") or (2.69m x 3.67m)

With two double glazed windows with views, coved ceiling and radiator.

Bathroom (6' 9" x 9' 3" Max) or (2.05m x 2.82m Max)

With pedestal wash hand basin, low level WC and panelled bath with Triton electric shower over bath. Part tiled walls, radiator, double glazed window, coved ceiling and vanity light.

EXTERNALLY

To the front of the property is a tarmacadam drive and parking area with front lawned garden with pedestrian gates either side to the rear.

Enclosed rear lawned garden with patio area, shrubs and flower bed.

Outside tap and oil tank.

Integral Garage (18' 0" x 9' 1") or (5.49m x 2.78m)

With double glazed window, up and over garage door, shelving, concrete floor, fluorescent light and power points.

Broadband and Mobile phone

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

Local Authority

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

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water and mains drainage.

Directions

From Llandeilo take the main A40 for Llandovery for approx 2 1/2 miles turning left signposted Cwmifor after 1/4 mile turn right into Ger Y Llan and proceed around to the left where the property will be found on the left hand side.

