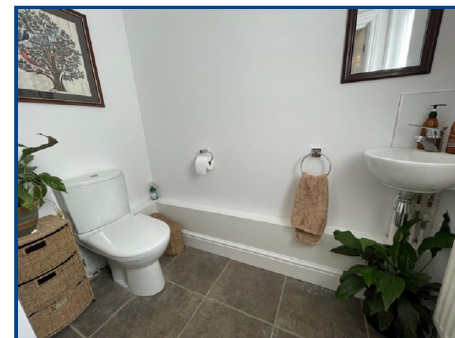




**Chartered Surveyor, Valuers,
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14 Offices Across South Wales

**32 Parc Pencrug
Llandeilo
Carmarthenshire.**

Price **£287,000**



- Detached 4 Bedroom Family Home
- Leasehold Garage
- Rear Garden Area
- Gas Central Heating
- Double Glazing
- Modernised & Updated by the current owner
- Convenient to Llandeilo town Centre

General Description

An attractive detached 4 bedroom house and leasehold garage with the benefit of gas central heating and double glazing in a quiet cul-de-sac within Llandeilo.

EPC Rating: C77

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

Important notice

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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.

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

Web: **www.ctf-uk.com**

Parc Pencrug, Llandeilo, Carmarthenshire.

Property Description

A detached 4 bedroom house and rear enclosed garden area laid to patio with raised borders. The property has been updated by the current owner and provides a spacious family home.

It occupies a convenient and popular location on the fringe of Llandeilo town which provides a good range of amenities to include shops, offices, schools, restaurants etc. 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.

Llandeilo is situated in the Towy Valley and is 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 accommodation comprises entrance hall, cloakroom, lounge and kitchen/dining area on the ground floor with Master Bedroom with Ensuite Shower Room, Family Bathroom and 3 further Bedrooms at first floor.

Entrance Door

to:

Entrance Hall

With staircase to first floor, fitted cloak cupboard, laminate floor and coved ceiling.

Cloakroom (6' 8" x 4' 6") or (2.04m x 1.38m)

With vanity wash hand basin and low level wc. Double glazed window, tiled floor and coved ceiling.

Lounge (11' 1" x 18' 0") or (3.38m x 5.49m)

With laminate floor, double glazed patio doors to rear, TV point, french doors to dining area, double glazed window and coved ceiling.

Kitchen/Dining Area (10' 9" x 20' 8") or (3.27m x 6.29m)

(approximate). With a range of wall, base and drawer units with fitted worktops, bowl and a half sink unit with mixer tap, integrated fridge freezer and dish washer. 4 ring gas hob and gas oven with stainless steel extractor hood above, part tiled walls, coved ceiling, tiled floor, plumbing for washing machine and space for tumble dryer. 2 double glazed windows, wall mounted gas boiler and understairs cupboard. Double glazed door.

First Floor

Staircase to first floor.

Landing

Open balustrade. Airing cupboard with radiator and slatted shelves. Coved ceiling, radiator, double glazed window and access to roof space.

Bedroom 1 (11' 3" x 11' 4") or (3.43m x 3.46m)

With radiator, coved ceiling, built in wardrobes, laminate floor and double glazed window.

En-Suite Shower Room (6' 4" x 5' 2") or (1.92m x 1.57m)

Vanity unit with wash hand basin and mixer tap, shower enclosure and low level wc. Heated towel rail, coved ceiling, double glazed window, tiled walls and laminate floor.

Parc Pencrug, Llandeilo, Carmarthenshire.

Bedroom 2 (9' 0" x 6' 1") or (2.75m x 1.86m)

With double glazed window, radiator and built in cupboard.

Bedroom 3 (11' 7" x 9' 1") or (3.53m x 2.77m)

With double glazed window, radiator and built in cupboards.

Bedroom 4 (6' 6" x 9' 1") or (1.97m x 2.76m)

(approximate). Radiator and double glazed window. Shelving.

Bathroom (6' 3" x 5' 10") or (1.91m x 1.79m)

With pedestal wash hand basin, panelled bath with over bath shower and low level wc. Double glazed window, fully tiled walls, extractor fan and radiator.

EXTERNALLY

The property is in a courtyard setting with the garage located within the adjacent building.

Low maintenance enclosed rear garden laid to patio area with gravelled area with dwarf walling and raised paved seating area. Border and shrubs and feature pond.

Ample space for conservatory and pedestrian side gate.

Outside tap.

Garage (10' 11" x 18' 1") or (3.34m x 5.52m)

Leasehold garage. Double glazed window and concrete door. Power and light. approx. £100.00 per annum

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

Please note there is a charge for the Management Company of £200.00 per annum.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

E

Directions

From our office continue down to the square, turn left into New Road and proceed into Carmarthen Road passing the police station on the left. Take the right hand turn into Lon Rhys continue to the roundabout and take the first left, proceed down the hill and the turning for 32 Parc Pencrug can be found to the left at the bottom of the Estate before the communal garden area.

