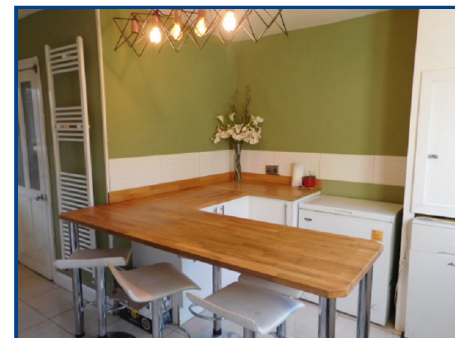




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

The Willows
5 Caledfwlch
Cwmifor
Llandeilo
Carmarthenshire. SA19 7BT

Price **£155,000**



- Modernised Mid Terraced 3 Bedroom House
- Triple & Double Glazing
- Convenient Village Location
- Front & Rear Garden Area
- Llandeilo Approx 3 Miles
- Summer House
- Solar Panels
- Air Source Heating
- EPC: D65

General Description

A 3 bedroom terraced house modernised by the present owners providing a new kitchen, bathroom, central heating boiler and roof. It has the benefit of solar panels, Air source heating and triple glazing.

EPC Rating: D65

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**

5 Caledfwlch Cwmifor, Llandeilo, Carmarthenshire.

Property Description

This comfortable family home is conveniently located in the village of Cwmifor within easy commuting distance of the market town of Llandeilo which offers a wide and varied range of amenities to include a bank, shops, offices and schools etc.

Externally there is a front garden with patio area and rear garden with patio area, store shed and summer house. .

Llandeilo is situated in the Towy Valley and is centrally located for the M4, the county town of Carmarthen and is approximately 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively.

Entrance Canopy

Double glazed door. Timber and slate. Seating area.

Entrance Area

With staircase to first floor. Cloak cupboard, store cupboard and laminate floor. Double Glazed window.

Cloak Room (5' 9" x 2' 6") or (1.76m x 0.75m)

With low level WC, double glazed window and radiator. Picture rail and coved ceiling.

Lounge (13' 4" x 11' 4") or (4.07m x 3.46m)

With double glazed window, coved ceiling and radiator, laminate floor and TV point, wall mounted electric fire and picture rail.

Kitchen/Dining Area (17' 6" x 13' 1") or (5.34m x 3.99m)

With a range of wall, base and drawer units with fitted worktops over, plumbing for a washing machine and dishwasher, bowl and 1/2 stainless steel sink unit with mixer tap, cooker point with stainless steel extractor hood above, heated towel rail, Worcester oil central heating boiler and double glazed window. Breakfast bar, fitted cupboard and double glazed door with side panels.

First Floor

Landing Area with double glazed window to front, radiator and laminate floor.

Bedroom 1 (9' 5" x 14' 2") or (2.88m x 4.31m)

With double glazed window to rear, radiator and walk in wardrobe with radiator. Laminate floor and coved ceiling.

5 Caledfwlch Cwmifor, Llandeilo, Carmarthenshire.

Bedroom 2 (9' 9" x 11' 3") or (2.98m x 3.42m)

With double glazed window to rear, radiator, coved ceiling and laminate floor.

Bedroom 3 (6' 7" x 11' 0") or (2.0m x 3.36m)

With window to rear, radiator, laminate floor and coved ceiling.

Bathroom (7' 11" x 6' 2") or (2.42m x 1.88m)

With low level WC, vanity unit with wash hand basin and mixer tap, panelled bath with shower over, heated towel rail, coved ceiling and double glazed window.

EXTERNALLY

To the front of the property is a gated entranceway through to the enclosed lawned garden area with patio and gravelled area.

To the rear of the property is a lawned garden area with patio and pedestrian door to the rear.

Oil tank

Summer House (15' 5" x 7' 7") or (4.69m x 2.31m)

Timber built. Power connected.

Store Shed (6' 8" x 3' 4") or (2.02m x 1.02m)

Built in store shed. Double glazed door and window.

Broadband and Mobile phone

The broadband and mobile signal is deemed 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 drainage and mains water.

Tenure

Freehold

Council Tax

C

Directions

From Llandeilo proceed on A40 towards Llandovery. After approximately 3 miles turn left to Cwmifor. Proceed into the village and Caled Fwlch will be found on the right hand side.

