



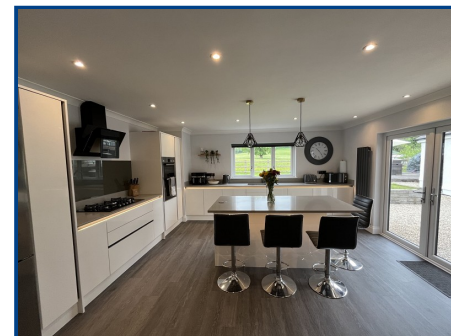
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

**101 Heol Cennen
Ffairfach
Llandeilo
Carmarthenshire SA19 6UW**

Price **£495,000**



- 4 Bedroom Detached Spacious Executive Home
- Recently Modernised & Extended To A High Standard
- Four Double Bedrooms
- Ensuite, Family Bathroom & Ground Floor Shower Room
- Modern Fitted Kitchen/Breakfast Room
- Fabulous Views Over The Neighbouring Farmland
- Convenient Location
- EPC: D61



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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

An immaculate presented detached property which has recently been renovated to a very high standard providing a spacious family home.

EPC Rating: D61

Tel: **01558 823 601**

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

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

101 Heol Cennen, Ffairfach, Llandeilo, Carmarthenshire.

Property Description

An immaculate spacious detached house renovated and extended by the present owners to provide a well presented 4 bedroom home. This executive property boasts four double bedrooms, the master bedroom has with a Juliette balcony which enjoys the far reaching views over the neighbouring farmland, dressing room and en-suite shower room, 2 reception rooms and modern fitted kitchen/breakfast room, ground floor shower room, family bathroom, utility room, garage and home office.

The property enjoys stunning views over the countryside and farmland but stands on the outskirts of Ffairfach village with its primary school and secondary school, public houses and station on the heart of Wales line.

Llandeilo town is less than two miles away with further schooling and range of bespoke shopping outlets and places of recreation.

The town is a popular destination to holiday and live in with attractions which include the National Trust's Dinefwr castle, Trap and Dryslwyn Castles, Botanical gardens of Wales and Aberglasney house and gardens.

The accommodation comprises entrance hall, living room, kitchen/breakfast room, utility room, shower room, dining/living room, family bathroom, master bedroom with dressing room and ensuite shower room and 3 further bedrooms.

Front door :-

UPVC front door with side panels.

Entrance Hall

With oak flooring, radiator, stairs to first floor with oak banister and glass panels. Built in under stairs shoe storage. Telephone point.

Living Room (16' 7" x 19' 0" Max) or (5.06m x 5.79m Max)

(Into bay). Two double glazed windows to front, radiator, TV point, feature exposed stone fireplace with Flavel Log burner, hearth and oak mantle. Coved ceiling and down lights.

Kitchen / Breakfast Room (18' 2" x 15' 7" Max) or (5.54m x 4.74m Max)

With soft close base, drawer and pull out larder units. Quartz worktops and lighting. 5 ring gas hob with extractor hood above and double electric oven. 2 radiators, vertical radiator and double glazed window to rear with views over the garden and neighbouring farmland. Double glazed patio doors, integrated dishwasher and wine cooler. Stainless steel bowl and a half sink unit, coved ceiling, radiator and down lights. Central Island with breakfast bar and pop up charging station. TV point, walk in pantry with shelving and electric fuse box.

Utility Room (6' 8" x 12' 4") or (2.02m x 3.77m)

With radiator, double glazed window to side, double glazed door, wall and base units with fitted worktop over. Oil central heating boiler, coved ceiling, down lights, plumbing for washing machine and appliance space.

Shower Room (6' 8" x 6' 0") or (2.02m x 1.82m)

Shower enclosure with electric shower, double glazed window, pedestal wash hand basin, low level WC, radiator, alcove shelving, towel rail and extractor fan.

Dining / Family Room (22' 1" x 11' 10") or (6.74m x 3.61m)

With oak flooring, double glazed bay window to front and double glazed window to rear overlooking the garden. TV point, two radiators, feature electric fireplace, coved ceiling, built in alcove cupboards, double oak and glass doors.

101 Heol Cennen, Ffairfach, Llandeilo, Carmarthenshire.

First Floor

Landing with oak and glass panel balustrade with lighting, coved ceiling, access to loft space, double glazed window to front with views. Built in cupboard with radiator and slatted shelves.

Family Bathroom (8' 5" x 14' 4") or (2.56m x 4.37m)

With part tiled walls, walk in shower with glazed screen and waterfall shower unit with hand held attachment. Radiator, heated towel rail, panelled bath with mixer tap, low level WC and round countertop basin with mixer tap, mirror and lighting. Double glazed window, extractor fan, down lights and built in shelves.

Master Bedroom (15' 7" x 12' 3") or (4.75m x 3.73m)

With radiator, down lights, coving, skylight and Juliette balcony with views.

Dressing Room (5' 8" x 6' 11") or (1.72m x 2.10m)

With down lights, coved ceiling and hanging rail.

En-Suite Shower Room (5' 3" x 6' 10") or (1.59m x 2.08m)

Part tiled walls, wash hand basin with vanity unit below, low level WC. Double glazed window, radiator, extractor fan, walk in shower enclosure with rainfall shower and hand held attachment.

Bedroom (10' 8" x 9' 9") or (3.24m x 2.96m)

With double glazed window to rear with views, coved ceiling and radiator.

Bedroom (10' 8" x 11' 7") or (3.26m x 3.53m)

With radiator, double glazed window to front, coved ceiling and TV point.

Bedroom (16' 6" x 14' 4") or (5.04m x 4.37m)

With two double glazed windows to front, cupboard with hot water cylinder, radiator and TV point.

EXTERNALLY

Spacious tarmac entrance driveway with ample parking area, suitable for a number of vehicles, caravan, camper etc. Rio link three camera CCTV system, Raised gravel area and gravel borders.

Enclosed rear raised lawn with fabulous views, patio area, oil tank, external lighting and outside tap.

Garage (19' 9" x 12' 5") or (6.03m x 3.78m)

With electric up and over door, two double glazed window and pedestrian door. Two strip lights, concrete floor, power and light.

Home office (5' 7" x 9' 2") or (1.69m x 2.79m)

Located at the rear of the garage. With double glazed window and door. Electric heater and power.

Broadband and Mobile phone

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

Local Authority

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

Viewing

By appointment with the Agents.

Services

Mains electricity, mains water, mains drainage

Council Tax

F

Directions

The property lies on the A483 leaving Llandeilo in the direction of Llandybie and Ammanford. Cennen View will be on the left hand side just before the turning into Heol Maerdy.

