



**Ardwyn
Salem
Llandeilo
Carmarthenshire.**

Price **£339,000**



- An Attractive Detached 3 Bedroom Family Home
- Detached Garage/Worktop/Stores
- Double Glazing
- Oil Central Heating
- Mature Garden with Wildlife Pond
- Side Drive and Parking
- Semi Rural Location
- Salem Village
- EPC: F38



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General Description

An attractive detached 3 bedroom house with garage/workshop and stores, standing in a semi rural location in the village of Salem within easy distance of Llandeilo town.

EPC Rating: F38

Salem, Llandeilo, Carmarthenshire.

Property Description

An attractive 3 bedroom family home with the benefit of double glazing and oil central heating. Built of traditional construction with rendered elevations under a slated roof. Externally there is a multi purpose outbuilding and mature grounds with pond.

The property is located in the semi rural village of Salem within easy commuting distance of Llandeilo which offers a wide and varied range of amenities including shops, offices and schools. The M4 motorway junction at Crosshands is within easy commuting distance giving access to the rest of the country. Local attractions in the area include Carreg Cennen, Trapp, Dynevor and Dryslwyn Castles, Aberglasney gardens and The National Botanical Gardens at Llanarthney.

The accommodation comprises entrance hall, lounge, rear porch, kitchen/diner, conservatory, 3 bedrooms and bathroom.

Entrance Door

Double glazed door to:

Entrance Hall

Radiator, laminate floor, understairs cupboard and double glazed door to porch. Open balustrade staircase to first floor.

Rear Porch (4' 9" x 2' 11") or (1.45m x 0.88m)

With radiator, double glazed window and tiled floor.

Lounge (19' 11" x 10' 0") or (6.08m x 3.06m)

With double glazed window, radiator, laminate floor, TV point, double glazed patio doors and feature fireplaces one with multi fuel stove.

Inner lobby (6' 7" x 4' 1") or (2.0m x 1.24m)

Radiator and tiled floor.

Conservatory (7' 10" x 13' 1") or (2.38m x 4.0m)

With wall lights, tiled floor and radiator. Double glazed patio doors with glass panels and windows.

Kitchen/Diner (20' 5" x 9' 6") or (6.22m x 2.89m)

Dining Area with base cupboards and fitted worktop, appliance space, part tiled walls, radiator, tiled floor, double glazed door and side panel.

Kitchen with a range of base and wall units, bowl and a half sink unit with mixer tap, larder cupboard, plumbing for dish washer and washing machine. Solid fuel cooking range in a tiled alcove, radiator, fitted cupboards, double glazed window.

First Floor

Landing with open balustrade, access to roof space, radiator and built in Airing Cupboard with hot water tank and slatted shelves. Double glazed window.

Bedroom 1 (9' 3" x 7' 7") or (2.83m x 2.30m)

Built in triple wardrobes with shelving and hanging rail, double glazed window, radiator, wall light and laminate floor.

Bedroom 2 (13' 0" Max x 12' 2") or (3.97m Max x 3.70m)

Narrowing down to 2.75m. With laminate floor, 2 double glazed windows, wall light, radiator, fitted cupboards and wardrobes.

Bedroom 3 (10' 6" x 7' 9") or (3.21m x 2.35m)

With triple wardrobes, radiator and double glazed window.

Bathroom (9' 5" x 7' 9") or (2.87m x 2.35m)

With low level wc, pedestal wash hand basin with mixer tap, panelled bath and built in shower enclosure with electric shower unit. Pull switch, radiator, double glazed window and part tiled walls.

EXTERNALLY

Side gravelled drive with ample parking area

Front enclosed railed and gated forecourt garden with central path, patio area, bushes and shrubs

Rear Canopy with paved area and outside light

Naturalised private garden area with wildlife pond.

Mature garden with an abundance of ornamental shrubs and borders

Outside taps and outside lights.

External boiler.

Garage/Stores/Workshop

Of brick, block and corrugated construction comprising:

Garage (14' 5" x 15' 2") or (4.40m x 4.62m)

With double doors.

Store Area (14' 7" x 8' 6") or (4.44m x 2.60m)

including low level wc, wash hand basin and window.

Store Area 2 (11' 9" x 10' 3") or (3.59m x 3.13m)

Concrete floor.

Store Area 3 (10' 4" x 14' 1") or (3.14m x 4.30m)

Concrete floor and window.

Local Authority

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

Broadband and Mobile phone

Broadband and Mobile Signal available. Please check with your provider.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water and mains drainage.

Tenure

Freehold

Directions

From Llandeilo continue down towards the roundabout and take the Llandovery Road. Turn left onto the B4302 Talley Road and continue for approximately 2 miles. Turn left signposted Salem and take the right at the T Junction. Take this road into the village passing the Angel Inn on the right hand side and the property will be found on the left hand side just after the village hall.

