



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

**Argoed
19 Llys Pencrug
Llandeilo
Carmarthenshire.**

Price **£380,000**



- Detached 2/3 Bedroom Bungalow
- Attached Garage
- Gas Central Heating
- Double Glazing
- Convenient Location
- Fine Views to Rear
- Front Forecourt Garden
- Rear Lawned Garden Area
- EPC: Pending



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

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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.

General Description

In a popular location, this detached 2/3 Bedroom Bungalow and attached garage, affording spacious accommodation with the benefit of gas central heating and double glazing. Front and rear garden areas .

19 Llys Pencrug, Llandeilo, Carmarthenshire.

Property Description

A detached 2/3 bedroom family home built of conventional construction under a slated roof. It has the benefit of gas central heating and double glazing. Attached garage, front and rear garden area.

Situated on a popular residential development on a small cul de sac with fine views to the rear. The property is a short distance of the town centre of Llandeilo which offers a wide and varied range of amenities to include shops, cafes, offices and schools etc.

Llandeilo is situated in the Towy Valley and 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. Leisure amenities are available within walking distance to include Tennis Courts, playing fields, Penlan park, Dynevor Park with its Historic Castle, nature walks and wildlife reserve.

The area is well known tourist destination with popular attractions of Dindefwr, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

The accommodation comprises entrance porch, hall, lounge, kitchen/breakfast room, utility room, dining room/bedroom, 2 further bedrooms, ensuite shower room and bathroom.

Entrance Porch

Double glazed door and side panel to:

Entrance Hall

With radiator, laminate floor, coved ceiling and fitted cupboard with radiator.

Lounge (16' 11" x 13' 3") or (5.15m x 4.04m)

With feature fireplace with timber surround, hearth and gas fire, coved ceiling, ceiling rose, TV point, radiator and double glazed patio doors with side panels out to rear. French doors to hall.

Kitchen/Breakfast Room (15' 11" x 12' 9") or (4.84m x 3.88m)

With a range of wall, drawer, larder and base units, bowl and a half stainless steel sink unit with mixer tap, tiled splash backs, wine rack, integrated fridge and freezer. Eye level double electric oven and 4 ring gas hob with extractor hood above. Double glazed windows.

Utility Room (6' 4" x 8' 4") or (1.93m x 2.55m)

With wall units, fitted worktop, plumbing for washing machine and appliance space. Radiator and coat hooks. Door to garage. Coved ceiling. Washing machine, tumble dryer and fridge freezer.

Dining Room / Bedroom (12' 5" x 10' 2") or (3.79m x 3.10m)

With double glazed window, radiator and coved ceiling.

Inner Hall

With radiator, access to roof space and Airing cupboard with hot water tank and shelving.

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Bathroom (12' 6" x 7' 1") or (3.82m x 2.15m)

With low level wc, panelled bath and pedestal wash hand basin. Down lights, coved ceiling, part tiled walls, tiled floor, shaver point and light.

Master Bedroom (16' 2" x 12' 7") or (4.94m x 3.84m)

With double glazed window, radiator, coved ceiling and a range of bedroom furniture.

En-Suite Shower Room (10' 6" x 3' 8") or (3.20m x 1.13m)

With pedestal wash hand basin, low level wc and shower enclosure with sliding doors. Coved ceiling, radiator, extractor fan, vanity light and shaver point.

Bedroom (12' 4" x 14' 3") or (3.77m x 4.35m)

Coved ceiling, radiator and double glazed window.

EXTERNALLY

Front walled forecourt garden area with paved parking area.

Side gate to a gravelled area with timber store shed.

Enclosed mature rear lawned garden with hedges and borders with scenic views.

Paved patio area which would be an ideal location for a sun room/conservatory. Retractable Awning.

Outside tap and lights.

Attached garage (18' 6" x 11' 7") or (5.63m x 3.53m)

With wall mounted gas boiler, concrete floor, power and light. Up and over door.

Local Authority

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

Broadband & Mobile Signal

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

Viewing

By appointment with the Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

E

Directions

From our office continue down Rhosmaen Street to the Square and turn left in to New Road, continue up New Road into Carmarthen Road passing the Police Station on the left and turn right opposite the Rugby field into Lon Rhys. At the roundabout go straight ahead and the bungalow will be found on the left hand side.

