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**Dolwerdd  
Llanarthney  
Carmarthen  
Carmarthenshire.**

Price **£375,000**



- Spacious Detached 4 Bedroom Bungalow
- Detached Garage
- Oil Central Heating
- Double Glazing
- Open Aspect to the Rear with fine Views
- Rural Village Location
- Convenient to Llandeilo and Carmarthen
- 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](mailto:surveys@ctf-uk.com).

**General Description**

Spacious 4 Bedroom Detached Bungalow and Garage with the benefit of oil central heating and double glazing.

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## Llanarthney, Carmarthen, Carmarthenshire.

### Property Description

Dolwerdd occupies a spacious plot with gardens to front and rear, comprising a detached 4 bedroom bungalow and detached garage with the benefit of oil central heating and double glazing. Built Circa 1976 of conventional construction under a tiled roof to provide a family home in a peaceful rural village.

Situated in the small village of Llanarthney which is nestled in the Carmarthenshire countryside yet just seven miles from Carmarthen with its mix of high street and individual shops, a cinema complex, theatre and supermarkets. The town is also home to Dyfed Powys Police headquarters, University of Wales Trinity Saint David, West Wales General Hospital at Glangwili and the newly opened S4C studios. Excellent primary and secondary education is provided locally in both English and Welsh medium schools. Private education is also available near-by. The colourful and picturesque small town of Llandeilo is about 7 miles away with quaint independent hotel, restaurants, bars and shops.

The village of Llanarthney is the home of the popular child and dog friendly Wright's Food Emporium which is just a stone's throw away. The local Emlyn Arms and the village hall also add to the character and community spirit within the village.

A leisurely walk to Paxton Tower with views of the stunning Towy Valley while The Botanic Garden of Wales and Dinefwr National Park are just a few minutes drive away. Sports enthusiasts can also find popular golf courses locally. With excellent motorway and train links, Llanarthney is well situated for commuters and those in search of a stress-free-lifestyle.

The spacious accommodation comprises entrance porch, hall, lounge, dining room, kitchen/breakfast room, utility room, separate wc, bathroom and 4 bedrooms.

### Entrance Door

With side panel to:

#### Entrance Porch (9' 2" x 5' 4") or (2.80m x 1.63m)

With dado rail, timber panelling, tiled floor, radiator, coat hooks and coved ceiling.

### Hall

With radiator and coved ceiling.

#### Lounge (17' 9" x 19' 1") or (5.40m x 5.81m)

With two radiators, sliding patio doors, coved ceiling, feature inglenook style fireplace with multi fuel stove and side shelving. Double glazed window to front.

#### Dining Room (13' 11" x 10' 2") or (4.23m x 3.10m)

With radiator, double glazed window and coved ceiling.

#### Kitchen / Breakfast Room (13' 10" x 13' 6") or (4.21m x 4.12m)

With a range of wall, base, drawer and display cabinets, fitted worktops, dresser unit and breakfast bar. Bowl and half sink unit with mixer tap, tiled walls and spot lights. Double glazed window, radiator, coved ceiling, florescent light. 4 ring gas hob with extractor hood above and double electric oven. Concealed lighting and telephone point.

#### Utility (7' 9" x 11' 8") or (2.37m x 3.56m)

Base units, fitted worktop and double glazed window. Airing cupboard with hot water cylinder and slatted shelves. Radiator, stainless steel sink unit with mixer tap, plumbing for washing machine and dishwasher. Appliance space, coat hooks, tiled floor, dado rail and oil central heating boiler.

#### Separate WC (2' 9" x 3' 8") or (0.84m x 1.12m)

Low level WC, dado rail, double glazed window and tiled floor.

### Inner Hall

Fitted cupboards with shelving, access to roof space and coved ceiling.

#### Bedroom (10' 6" x 10' 0") or (3.20m x 3.05m)

With fitted wardrobe, radiator, double glazed window and coved ceiling.

## Llanarthney, Carmarthen, Carmarthenshire.

### Bedroom (11' 11" x 9' 5") or (3.64m x 2.86m)

With double glazed window, radiator, fitted wardrobe and coved ceiling.

### Bedroom (9' 1" x 13' 10") or (2.78m x 4.22m)

With double glazed window, fitted wardrobe, coat hooks and coved ceiling.

### Bedroom (14' 4" x 9' 5") or (4.37m x 2.86m)

With coved ceiling, radiator, double glazed window and coat hooks.

### Bathroom (8' 9" x 6' 11" Max) or (2.67m x 2.10m Max)

Built in bath with mixer tap, low level wc, vanity unit with wash hand basin and fully tiled shower enclosure with Triton T80 shower unit. Tiled walls, radiator, double glazed window, radiator and coved ceiling.

### EXTERNALLY

The property is approached via a gated entrance driveway to the detached garage.

Pedestrian gate to front enclosed lawned garden area with ornamental trees and bushes with flower borders

Side paved patio area with dwarf walling

Rear lawned garden with an open aspect with fabulous views over the surrounding countryside and beyond.

Concrete patio and graveled areas.

Outside tap and outside lights

### Garage/Workshop (12' 10" x 32' 9") or (3.90m x 9.99m)

Of concrete block construction, up and over door, concrete floor, fluorescent light and pedestrian door. Four windows and inspection pit.

### Broadband and Mobile phone

The broadband and mobile signal is deemed to be 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 and mains water. Private drainage.

### Tenure

Freehold

### Council Tax

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### Directions

From Llandeilo continue on the A483 over the bridge into Ffairfach. At the traffic lights take a right towards Cross Hands. Proceed a short distance and turn right onto the B4300 to Llanarthney. On entering the village turn left opposite the Emlyn Arms and the property will be found a short distance on the right hand side.

