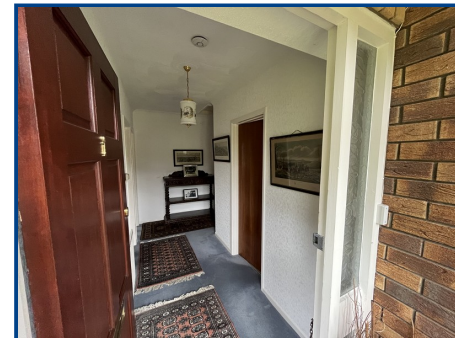




**1 Lon Rhys
Llandeilo
Carmarthenshire SA19 6RW**

Price **£359,950**



- Detached Three Bedroom Bungalow
- Convenient Edge of Town Location
- Garage
- Spacious Plot
- Double Glazing & Oil Central Heating
- EPC: Pending

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.

General Description

Located in a sought after location within walking distance of the town centre is this spacious 3 bedroom detached bungalow and garage.

Lon Rhys, Llandeilo, Carmarthenshire.

Property Description

A spacious 3 bedroom detached bungalow and garage situated in a convenient location within walking distance of the town centre.

Situated on a popular residential development within a short distance of the town centre of Llandeilo which offers a wide and varied range of amenities to include banks, shops, offices and schools etc.

Llandeilo is situated in the Towy Valley and is centrally located for the M4, the county 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 Dinefwr Castle, Carreg Cennen Castle, Dryslwyn Castle, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

Double Glazed Porch (3' 1" x 3' 10") or (0.94m x 1.18m)

Into entrance porch with tiled floor and light. Double glazed window to side.

Entrance Hall

With wooden door, radiator, thermostat, telephone point, coved ceiling and access to loft space.

Bedroom (9' 1" x 11' 4") or (2.78m x 3.46m)

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

Bedroom (6' 11" x 11' 1") or (2.11m x 3.37m)

With double glazed window to front and radiator.

Bathroom (11' 3" x 11' 1") or (3.42m x 3.37m)

Part tiled walls, double glazed window to rear, panelled bath, bidet, low level WC and pedestal wash hand basin. Radiator, shaving point, wall mounted mirrored vanity unit and pull switch.

Bedroom (11' 3" x 11' 1") or (3.42m x 3.37m)

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

En-Suite Shower Room (5' 2" x 5' 1") or (1.58m x 1.55m)

With towel warmer, low level WC, wash hand basin with cupboard beneath. Double glazed window, corner shower enclosure with mains shower, extractor fan and pull switch.

Kitchen / Breakfast Room (11' 2" x 13' 0") or (3.40m x 3.97m)

With tiled floor, part tiled walls and door to side porch. Wall, base, drawer units and display cabinet. Stainless steel bowl and half sink unit with drainer and mixer tap. Plumbing for washing machine, radiator, Siemens ceramic hob with extractor hood over. Beko double oven, Worcester oil boiler and pull switch.

Dining Room (11' 4" x 9' 9") or (3.46m x 2.98m)

With cover ceiling, double glazed window to rear, radiator and TV point.

Living Room/Dining Room (20' 1" x 11' 10") or (6.13m x 3.60m)

With two radiators, two double glazed windows to front and french doors opening out onto the rear garden. Coved ceiling and TV point.

Walk-In Storage Room (3' 10" x 7' 4") or (1.16m x 2.24m)

With shelving and light.

Side Porch

With tiled porch, double glazed door front and back.

Garage (18' 4" x 7' 11") or (5.59m x 2.41m)

With electric up and over door. Concrete floor, power, shelving and double glazed pedestrian door to rear.

EXTERNALLY

Tarmacadam drive to front with lawned front and rear gardens. Raised flower bed and oil tank.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen. 01267 234567

Viewing Arrangements

By appointment with the selling agents.

Broadband and Mobile phone

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

Services

Mains electricity, mains water, mains drainage and oil central heating.

Tenure

Freehold

Council Tax

E

Directions

From our office continue down to the crossroads and turn left into New Road, continue out on the Carmarthen Road passing the fire station on the right hand side and take a right hand turn into Lon Rhys and the property is the first bungalow on the left.

