



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

**1 Gurrey Banc
Llandeilo
Carmarthenshire. SA19 6AX**

Price **£274,950**



- Nestled in the picturesque Hamlet of Nantyrhibo
- Semi detached 3 Bedroom House
- Oil Central Heating
- Double Glazing
- Large Spacious Garden, Woodland & Naturalised Areas
- Amounting to approximately just under 2.5 acres of gardens and grounds
- Corrugated Garage & Former Railway Carriage
- EPC: E51

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 pretty location on the outskirts of Llandeilo town, a semi detached 3 bedroom house with large garden and grounds amounting to approximately 2.33 acres.

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Gurrey Banc, Llandeilo, Carmarthenshire.

Property Description

Set in a pretty location in a small hamlet with a no through road providing privacy and tranquility, under a mile from Llandeilo. The property comprises a traditional semi detached 3 bedroom house with the benefit of oil central heating and double glazing. Spacious gardens and grounds with lawned gardens, woodland and naturalised areas. Some modernisation and update is required.

1 Gurrey Banc is situated in Nantyrhibo which is within a mile of the town of Llandeilo which offers a wide and varied range of amenities to include cafes, shops, offices and schools etc. with rail link on the 'Heart of Wales' line. Leisure amenities are available within the town to include tennis courts, playing fields, Penlan park, Dynevor park with its Historic Castle, nature walks and wildlife reserve.

Llandeilo is situated in the Towy Valley and is centrally located for the M4, the County town of Carmarthen is approximately 15 miles away, about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively. 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.

The accommodation comprises Reception/dining room, kitchen, rear hall and lounge on the ground floor and 3 bedrooms and bathroom at first floor. Spacious garden and grounds, in all approximately 2.33 acres or thereabouts.
CTFRL

Double Glazed Front Door with side panel to:

Reception Area/Dining Room (11' 4" x 11' 2") or (3.45m x 3.40m)

With laminate floor, coved ceiling and radiator.

Kitchen (17' 9" x 7' 0") or (5.41m x 2.13m)

With a range of base and wall units, fitted worktops, stainless steel sink unit and cooker point. Part tiled walls, tiled floor, spot lights, radiator, plumbing for washing machine and double glazed window. Oil central heating boiler.

Lounge (11' 3" x 12' 1") or (3.42m x 3.68m)

With TV point, double glazed window, coved ceiling and radiator. Fireplace with Rayburn Rhapsody.

Rear Hall

Understairs Cupboard, coat hooks, radiator, staircase to first floor and double glazed door.

First Floor

Landing

With access to roof space.

Bedroom 1 (10' 3" x 6' 7") or (3.12m x 2.01m)

Radiator, double glazed window and pull switch.

Bedroom 2 (13' 1" x 9' 3") or (3.98m x 2.82m)

With double glazed window, radiator and pull switch.

Bathroom (11' 5" x 6' 4") or (3.49m x 1.94m)

With panelled bath with shower mixer tap, low level w.c. and pedestal wash hand basin. Laminate floor, part tiled walls, pull switch, and built in Airing Cupboard with radiator.

Bedroom 3 (12' 2" x 12' 4") or (3.72m x 3.75m)

With double glazed window, radiator and pull switch.

Gurrey Banc, Llandeilo, Carmarthenshire.

EXTERNALLY

To the front of the property is a lawned garden area with side driveway to a parking area.

Spacious enclosed lawned garden with apple trees.

Large naturalised wooded area

Former railway carriage with lean-to

Side naturalised garden area with oil tank.

IN ALL APPROXIMATELY 2.33 ACRES OR THEREABOUTS COMPRISING GARDENS, WOODLAND AND NATURALISED AREA ON THE OPPOSITE SIDE OF THE LANE.

Garage (9' 11" x 17' 8") or (3.01m x 5.39m)

Of corrugated construction. Concrete floor.

Local Authority

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

Broadband & Mobile Signal

The broad band and mobile signal is deemed to be good in this locality.

Agents Note

We are informed that there is a third party right of way to the rear of the property around to the side driveway

There is Japanese knotweed on the naturalised garden/woodland area

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, and mains drainage.

Tenure

Freehold

Council Tax

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Directions

From Llandeilo proceed down to the roundabout and take the A40 to Carmarthen. After a short distance turn right towards Penybanc and take the first right towards Nantyrhibo and take the left fork (no through road) Proceed along this road and continue around to the left where the property will be seen on the right hand side.

