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**1 Parc Cawdor
Ffairfach
Llandeilo
Carmarthenshire SA19 6SZ**

Price £375,000



- Detached House with Attached Garage
- Four Double Bedrooms
- Master Bedroom with Ensuite
- Off Road Parking
- Good Sized Enclosed Rear Garden
- Walking Distance To Local Primary and Secondary Schools
- Convenient Location
- EPC: D61

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

****NO ONWARD CHAIN**** An extremely well presented modern family home located in the village of Ffairfach.

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Parc Cawdor, Ffairfach, Llandeilo, Carmarthenshire.

Property Description

A 4 bedroom detached house with attached garage, front forecourt area with drive and enclosed rear garden area.

Situated in a convenient location in the village of Ffairfach on a small popular residential estate close to local village amenities which include primary and secondary schools, public house and restaurant. The market town of Llandeilo is approximately one mile distant and offers a wider range of amenities, 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.

The area is a 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 entrance hall, 'L' shaped lounge, dining area, kitchen/breakfast room, utility room, 4 double bedrooms one with ensuite and a family bathroom.

Double Glazed Door

With side panels.

Entrance Hall

Tiled floor, radiator, stairs to first floor with open balustrade, telephone point and coved ceiling.

Cloak Room (3' 6" x 5' 11") or (1.07m x 1.80m)

Tiled floor, wash hand basin, low level WC, coved ceiling, pull switch and double glazed window.

Living/Dining Room

L Shape. Max length 8.09

Living Room (11' 0" x 15' 5") or (3.36m x 4.70m)

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

Dining Area (10' 6" x 12' 2") or (3.21m x 3.71m)

Coved ceiling, radiator and double glazed french door into rear garden.

Kitchen/Breakfast Room (15' 3" x 12' 3") or (4.64m x 3.74m)

With radiator, two double glazed windows to rear, coved ceiling, tiled floor and part tiled walls. TV point, appliance space, space for cooker and extractor hood above. Wall, base and drawer units. Bowl and half sink unit and mixer tap.

Utility Room (8' 2" x 10' 5") or (2.49m x 3.17m)

Tiled floor, part tiled walls, base units with work tops over. Plumbing for washing machine and appliance space. Coved Ceiling, extractor fan, double glazed door and double glazed window. Worcester wall mounted gas boiler and door into garage.

Attached garage (20' 0" x 8' 10") or (6.09m x 2.70m)

With up and over door. Concrete floor, power and light.

Parc Cawdor, Ffairfach, Llandeilo, Carmarthenshire.

Master Bedroom (14' 10" x 11' 5") or (4.51m x 3.49m)

With coved ceiling, radiator, built in wardrobes, double glazed window to front and telephone point.

En-Suite Shower Room (6' 3" x 3' 11") or (1.91m x 1.20m)

Pedestal wash hand basin, low level WC, tiled floor and part tiled walls. Extractor fan, pull switch, shower cubicle with bi-fold door and Mira electric shower.

Bedroom 2 (12' 4" x 10' 5") or (3.77m x 3.17m)

Double glazed window to rear, down lights, TV point, radiator and coved ceiling.

Bathroom (8' 10" x 7' 1") or (2.68m x 2.15m)

Fully tiled floor and walls. Coved ceiling, down lights, heated towel rail, bath, mixer tap and waterfall shower head with hand held attachment. Wash hand basin with vanity cupboard below and low level WC. Airing cupboard with slatted shelves and hot water cylinder.

Bedroom 3 (7' 9" x 12' 4") or (2.37m x 3.75m)

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

Bedroom 4 (9' 8" x 11' 1") or (2.95m x 3.38m)

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

EXTERNALLY

Canopy porch, tarmacadam drive and low maintenance graveled forecourt.

Enclosed rear garden with paved pathway and paved patio. Raised timber decking area. Outside light and tap.

Broadband and Mobile phone

The broadband and mobile signal is deemed to be good in this location. Please check with your provider.

Local Authority

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

Viewing Arrangements

By Appointment with the Selling Agent.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

E

Directions

From our office continue towards Ffairfach. At the traffic lights turn left passing the primary school on your left hand side. Turn right into Cawdor Park immediately after the school and the property will be found on your left hand side.

