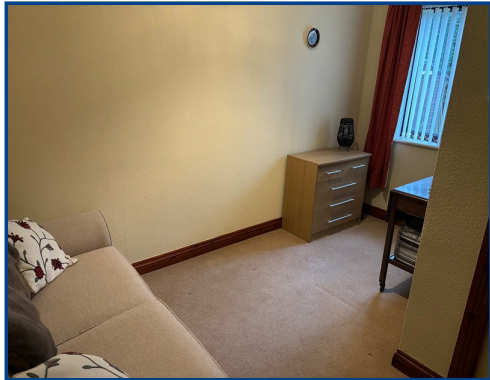
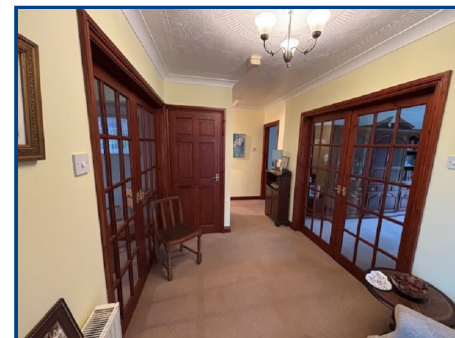




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Swn Y Coed
Talley
Llandeilo
Carmarthenshire
SA19 7YP**

Price £349,999



- NO ONWARD CHAIN
- Modern Detached 3 Bedroom Bungalow
- Integral Garage
- Cold War Bunker From The Third Bedroom. Currently
- Gas Central Heating and Double Glazing
- Convenient Village Location
- Wrap Around Garden
- Off Road Parking For Several Cars
- EPC: D65

General Description

NOT YOUR AVERAGE BUNGALOW! An attractive and well presented 3 bedroom bungalow with the benefit of gas central heating and hardwood effect double glazing. This property has an unique feature of incorporating an historic former cold war bunker beneath.

EPC Rating: D65

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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

Web: **www.ctf-uk.com**

Talley, Llandeilo, Carmarthenshire.

Property Description

A modern detached 3 bedroom bungalow with integral garage providing spacious accommodation comprising entrance porch, hall, lounge, kitchen/ dining room, utility room, separate wc, 3 bedrooms and bathroom. Integral garage and unique cold war bunker. Externally the property has ample parking area and gardens to front, side and rear.

Situated in the picturesque village of Talley nestling amongst the beautiful hills south of the Cothi Valley, with it's medieval Abbey and lakes, an area also rich in wildlife. There are excellent local walks and cycling whilst the village itself offers a local primary school and pop-up shop. Just a couple of miles away, a historic National Trust owned public house in Cwmdy, which also incorporates a post office and shop is at the heart of this friendly community. More comprehensive amenities can be found in Llandeilo, 7 miles away, which has been voted by the Sunday Times as one of the best places to live in Wales. The county town of Carmarthen is within easy motoring distance with good shopping, a main line railway station and a general hospital.

The area is a renowned tourist destination noted for its ancient Castles, including Carreg Cennen & Dynevor, together with The Botanical Gardens of Wales and the gardens and house at Aberglasney, Llangathen. The stunning coastlines of Gower and Pembrokeshire are within easy reach.

Entrance Porch

Entrance door and side panel. Timber panelled ceiling and light. Paved floor and coat hooks.

Entrance Hall (16' 4" x 7' 1") or (4.99m x 2.15m)

Radiator, coved ceiling, french doors to lounge and built in cupboard.

Inner Hallway

Access to roof space, radiator, 2 built in cupboards and coved ceiling. Airing Cupboard with radiator and slatted shelving.

Lounge (13' 8" x 20' 0") or (4.16m x 6.09m)

With double glazed bay window, 2 radiators, coved ceiling, wall lights, TV point and patio doors to side.

Kitchen/Dining Room (11' 3" x 23' 0") or (3.42m x 7.01m)

With a range of wall, base and drawer units, cooker space with extractor hood above, stainless steel bowl and half sink unit with mixer tap, fitted worktops and breakfast bar. Plumbing for dish washer, tiled floor and part tiled walls. 2 radiators, 2 double glazed windows, coved ceiling and 2 radiators.

Utility Room (7' 8" x 5' 7") or (2.33m x 1.69m)

With plumbing for washing machine, stainless steel sink unit with base cupboard, double glazed window, coved ceiling, radiator, part tiled walls, tiled floor and double glazed window.

Integral Garage (19' 7" x 11' 0") or (5.96m x 3.35m)

With concrete floor, up and over door. Power and light. Double glazed window and shelving.

Talley, Llandeilo, Carmarthenshire.

Separate WC (5' 6" x 2' 11") or (1.67m x 0.89m)

With wall mounted gas boiler, low level wc and vanity wash hand basin with tiled splash back. Part tiled walls and radiator.

Bathroom (9' 5" x 9' 1") or (2.88m x 2.76m)

With panelled bath with shower screen and mixer tap with shower head, large shower enclosure with Triton electric shower unit, low level wc and pedestal wash hand basin. Wall lights, part tiled walls, radiator, double glazed window, extractor fan and coved ceiling.

Bedroom 1 (12' 8" x 13' 9") or (3.86m x 4.20m)

With double glazed window, radiator and coved ceiling.

Bedroom 2 (11' 1" x 9' 3") or (3.37m x 2.82m)

With radiator, double glazed window and coved ceiling.

Bedroom 3 (9' 1" x 13' 8" Max) or (2.78m x 4.16m Max)

Coved ceiling, double glazed window and radiator. Fitted cupboard with access to:

Former Cold War Bunker (18' 0" x 7' 5") or (5.49m x 2.25m)

Trap door to metal ladder. Insulated. Light and power.

EXTERNALLY

The property is approached via a gravelled entrance driveway with ample parking and lawned garden area.

Enclosed Side patio and lawned garden with bushes and shrubs.

Rear Patio area with store sheds, lawned and gravelled areas. Patio area.

Local Authority

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

Broadband and Mobile phone

The mobile and broadband signal is standard. Please check with your mobile phone provider.

Viewing

By appointment with the selling agents.

Services

Mains electricity, mains water, mains gas and mains drainage.

Tenure

Freehold

Directions

From Llandeilo take the B4302 sign posted Talley. Proceed on this road for approximately 6 miles into the village of Talley, passing the primary school on the right hand side. Take the left opposite the bus stop and the property can be found the right hand side.

