



**Chartered Surveyor, Valuers,
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**Preswylfa
Milo
Llandybie
Carmarthenshire
SA18 3NX**

Price £499,995

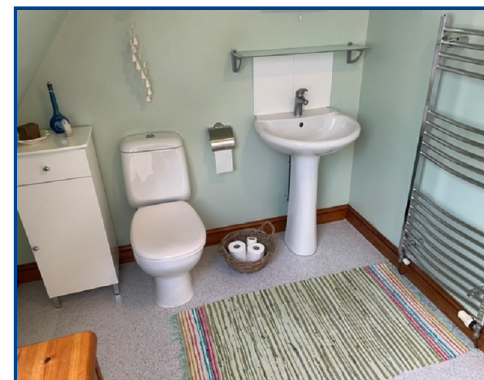
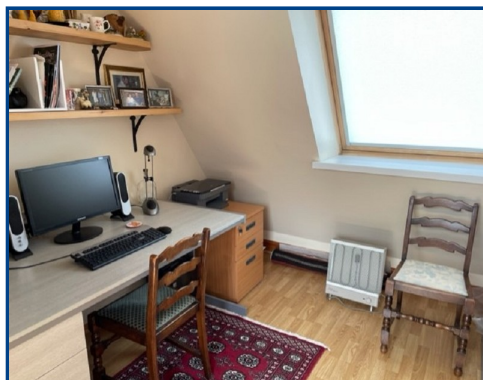


- Individually Designed & Well presented 4/5 Bedroom Family Home
- Detached Garage/Workshop
- Under Floor Heating
- Double Glazing
- Spacious Plot with an open aspect
- Convenient location
- Cloakroom, Wet Room, Ensuite Shower Room & Bathroom
- Basement Storage
- EPC: C69

General Description

An eye catching, individually designed and well presented 4/5 family home providing spacious modern accommodation with a detached garage/workshop and open aspect to the rear with fine views.

EPC Rating: C69



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.

Tel: 01558 823 601

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Web: www.ctf-uk.com

Milo, Llandybie, Ammanford, Carmarthenshire.

Property Description

Preswylfa comprises a spacious well presented modern family home with the benefit of under floor heating and double glazing. It occupies a spacious plot with ample parking and turning area to front, detached garage/workshop and rear gravelled garden area with timber decking and an open aspect to the rear over the surrounding area.

The property is located in a convenient location in the village of Milo within easy commuting distance of Llandeilo and Ammanford town centres. Crosshands is but a short distance away with its retail park and good road links to the M4 Motorway junction at Pont Abraham which gives easy access to the rest of the country.

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 are all within a short drive away.

The property comprises entrance hall, lounge, kitchen/dining room, utility room, conservatory, cloakroom, living room/bedroom 5 and wet room on the ground floor and 4 bedrooms, ensuite shower room and bathroom at first floor.

Double Glazed Door:-

Double glazed door with leaded glass windows either side.

Entrance Hall (23' 1" x 10' 6" Max) or (7.04m x 3.19m Max)

With staircase to first floor, attractive tiled floor and coved ceiling.

Cloak Room (8' 8" x 3' 5") or (2.63m x 1.05m)

With double glazed window, low level WC, vanity wash hand basin with mixer tap, heated towel rail, tiled floor, pull switch, extractor fan and coved ceiling.

Lounge (13' 7" x 17' 2") or (4.15m x 5.22m)

With coved ceiling, tiled floor, feature fireplace with brick surround and timber beam with wood burning stove, TV point, coved ceiling, sliding patio doors to conservatory and wall lights.

Living Room (17' 5" x 17' 8") or (5.32m x 5.38m)

(this room could easily be utilised as a ground floor bedroom with the ensuite wet room). Double glazed french doors, double glazed window, tiled floor, coved ceiling and down lights.

Wet Room (12' 10" x 6' 11") or (3.92m x 2.12m)

Fully tiled with shower area with rainfall shower unit and hand attachment with glazed screen, wash hand basin and low level WC. Down light, heated towel rail, double glazed window. Boiler Room 1.39m x 2.13m with oil central heating boiler, heating controls and water tank.

Open plan kitchen/breakfast area and dining room with doors to the conservatory.

Kitchen/Breakfast Room (19' 5" x 13' 1") or (5.92m x 4.0m)

With a range of wall, base and display cabinets with fitted worktops and breakfast bar. Bosch 4 ring electric induction hob and warming plate, electric Aga with two hot plates, warming plate and four ovens with tiled splash back and stainless steel extractor over. Two double glazed windows, tiled floor, coved ceiling, eye level electric oven and warming drawer. Down lights, plumbing for dishwasher, TV point and double glazed door to outside. Water point for freezer.

Dining Room (11' 9" x 11' 7") or (3.58m x 3.52m)

With tiled floor, sliding patio door and coved ceiling.

Utility (5' 0" x 8' 8") or (1.52m x 2.64m)

With range of wall, base and drawer units, stainless steel sink unit with mixer tap and fitted worktops. Coved ceiling, double glazed door, tiled floor and plumbing for washing machine.

Conservatory/Sunroom (26' 11" x 10' 6") or (8.20m x 3.21m)

With tiled floor, double glazed doors and windows. Glass roof.

First Floor

Landing

Sky light.

Master Bedroom (11' 1" x 10' 4") or (3.39m x 3.14m)

(approximate) With sky light, double glazed window and fitted bedroom furniture comprising dressing table unit with cupboards and drawers. Built in wardrobe with hanging rail.

En-Suite Shower Room (6' 5" x 8' 5") or (1.96m x 2.56m)

(approximate) With low level WC, pedestal wash hand basin with mixer tap and large walk in shower enclosure with shower unit and sliding glazed door. Down light. Built in storage area.

Bathroom (7' 5" x 10' 5") or (2.26m x 3.18m)

With Jacuzzi bath with mixer tap, pedestal wash hand basin and low level WC. Heated towel rail, pull switch and sky light.

Bedroom 2 (11' 7" x 15' 7") or (3.54m x 4.76m)

With double glazed window.

Inner Landing

Sky light.

Bedroom 3 (11' 8" x 11' 4") or (3.55m x 3.46m)

Two sky lights, built in wardrobe with hanging rail and shelf.

Bedroom 4 (8' 2" x 11' 6") or (2.50m x 3.51m)

Sky light, laminate floor, door to loft storage area and telephone point.

EXTERNALLY

The property is approached via a gated tarmacadam entrance drive with ample parking and turning area and front mature border with an abundance of shrubs and bushes.

The property occupies a spacious plot with an open aspect to the rear giving fine views over the surrounding area.

Rear timber decking and balcony area
Gazebo with ceiling fan and light.

Rear enclosed gravelled garden area with feature fish pond and greenhouse. Mature shrubs and borders.

Outside tap and outside lights.
Pull out awning/gazebo

Side gate to log store and oil tank with access to the front of the property.

Garage (21' 3" x 26' 1") or (6.47m x 7.96m)

With electric up and over door. Concrete floor. Two double glazed windows, pedestrian door, power and light.

Basement (25' 11" x 9' 7") or (7.90m x 2.91m)

With concrete floor, double glazed door, power and light.

Local Authority

Carmarthenshire County Council, Spilam Street, Carmarthen, Tel. No. 01267 2345667.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity and mains water. Private drainage

Tenure

Freehold

Council Tax

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