



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

**2 Bryngelli
Carmel
Llanelli
Carmarthenshire.**

Price **Guide £180,000**



- Well Presented 3 Bedroom Semi Detached Family Home
- Oil Central Heating and Double Glazing
- Large Rear Garden with Patio Area
- Front Patio & Parking Space
- Convenient Location
- Open Aspect to the Rear
- EPC: D66



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.

General Description

Semi detached 3 bedroom house of conventional construction with rendered elevations under a tiled roof with oil central heating and double glazing.

EPC Rating: D66

Carmel, Llanelli, Carmarthenshire.

Property Description

This 3 bedroom semi detached house provides a family home with the benefit of oil central heating, double glazing. There is a spacious rear garden area with patio area, timber store shed and timber decked area with an open aspect to the rear.

The accommodation comprises entrance hall, lounge and kitchen/dining room on the ground floor and 3 bedrooms and bathroom at first floor. Externally there is a front paved parking area area with pedestrian access to the side to the rear paved patio and garden area with artificial turf and gravelled areas.

Situated on the edge of the village of Carmel in a convenient location approximately 5 miles from the market town of Llandeilo which offers a wide and varied range of amenities to include bank, shops, offices and schools etc together with rail link on the Heart of Wales line. The busy centre of Cross Hands with its retail park is within easy motoring distance and the M4 Motorway junction at Pont Abraham is close at hand giving access to the University city of Swansea and the rest of the country.

Entrance Door

Double glazed entrance door to:

Entrance Hall

With radiator, double glazed window and stairs to first floor. Understairs cupboard. Double glazed door to side and tiled floor.

Lounge (10' 5" x 14' 3") or (3.18m x 4.34m)

With radiator, double glazed window, TV point, coved ceiling and alcove shelving. Fireplace with electric fire and timber surround.

Kitchen/Dining Room (20' 8" x 10' 10" Max) or (6.31m x 3.30m Max)

With a range of wall, base and drawer units with fitted worktops, single drainer sink unit with mixer tap, double oven and electric hob. Plumbing for washing machine and dish washer. Tiled floor, part tiled walls, coved ceiling, radiator and appliance space.

First Floor

Landing with access to roof space. Double glazed window.

Bedroom 1 (12' 8" x 10' 11") or (3.87m x 3.32m)

Double glazed window and radiator. Fitted cupboard.

Bedroom 2 (12' 10" x 10' 5" Max) or (3.90m x 3.17m Max)

Radiator and double glazed window.

Bedroom 3 (9' 7" x 7' 5") or (2.92m x 2.27m)

With radiator and double glazed window. Coved ceiling.

Bathroom (7' 5" x 7' 8") or (2.25m x 2.34m)

With panelled bath with mixer tap and shower attachment, shower enclosure with electric shower, pedestal wash hand basin and low level wc. Heated towel rail, radiator, part tiled walls and 2 double glazed windows.

EXTERNALLY

To the front of the property is a small patio area with parking space and side pedestrian door to the rear garden.

To the rear there is a spacious garden area laid to paved patio, gravelled area and lawned gardens with timber decking to the rear.

Attractive water feature

Open aspect to the rear over the surrounding countryside.

- External boiler
- Oil tank
- Outside tap
- 2 Timber Store Sheds

Local Authority

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

Broadband and Mobile phone

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

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water and mains drainage.

Tenure

Freehold

Council Tax

B

Directions

From our office proceed over the bridge towards Ffairfach. Turn right at the traffic lights and proceed on this road to Carmel. Continue through the village, up the hill and the property will be found on the left hand side.

