



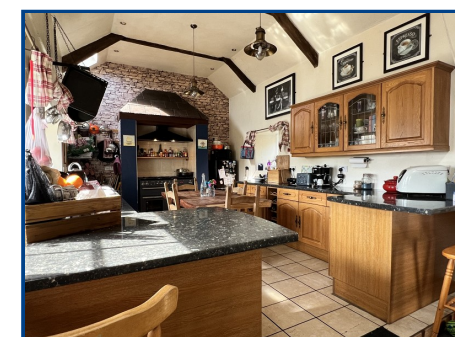
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

The Old Forge Broad Oak Carmarthen Carmarthenshire.

Price **£465,000**



- Traditional 3 Bedroom Cottage
- Attractive Garden & Grounds
- Detached Garage
- Calor gas Central Heating & Double Glazing
- Convenient Location
- Fabulous Views over the Surrounding Area
- EPC: F27



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

A charming traditional cottage dating back to the 1700's, a former Black Smiths, now a 3 bedroom family home full of character with many original features.

EPC Rating: F27

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Broad Oak, Carmarthen, Carmarthenshire.

Property Description

This charming semi detached house with detached garage is steeped in history with many original features to include inglenook fireplaces, beamed ceilings, wide staircase and ledged doors. Externally the cottage sits in mature garden and grounds with stunning far reaching views over the surrounding area.

Of traditional construction with stone elevations under a slated roof and has the benefit of calor gas central heating and double glazing.

Situated in the hamlet of Broad Oak in a convenient location within easy motoring distance of Dryslwyn and Cwrt Henri with local amenities that include primary School and Village Shop. Llandeilo is approximately 4 miles and Carmarthen approximately 11 miles which offer a wide range of schools, shopping, and other amenities. The M4 extension at Cross hands is within easy commuting distance.

The Towy Valley itself is a renowned tourist destination noted for its ancient Castles, including Carreg Cennen & Dinefwr, together with The Botanical Gardens of Wales (7 miles) and the gardens and house at Aberglasney which is located in the next village of Llangathen (half a mile). The stunning coastlines of Gower and Pembrokeshire are approximately 25 miles away.

The accommodation comprises entrance porch, lounge, dining room, study/office, shower room, utility/store room, sun room and large traditional country kitchen on the ground floor with 3 bedrooms and bathroom at first floor. A large plot with potential and space to extend subject to the necessary planning consents.

Entrance Porch

Glass panelled door to:

Lounge (18' 10" x 17' 4") or (5.75m x 5.28m)

With bay window, feature fireplace with wood burning stove, hearth and mantle with shelving. Beamed ceiling, three radiators, wall lights and laminate floor. Stairs to first floor and TV point. Alcove shelving.

Study (11' 11" x 7' 5") or (3.62m x 2.26m)

With 2 double glazed windows, laminate flooring, radiator, access to roof space and door to sun room.

Dining Room (14' 7" x 14' 1") or (4.45m x 4.29m)

With double glazed bay window, inglenook fireplace with beam above, plate rack, ceiling beams, three radiators, laminate floor and wall lights.

Gym/store room (8' 11" x 9' 10" Max) or (2.72m x 3.0m Max)

With double glazed window, part timber panelling and shelving, laminate flooring.

Inner Hall

With fitted cupboards.

Shower Room (9' 1" Max x 5' 9") or (2.78m Max x 1.74m)

With double glazed window, pedestal wash hand basin and low level WC, shower enclosure with rainfall shower unit, down lights, part tiled walls, part wood panelled walls, hatch to roof space, extractor fan.

Sun Room (8' 0" x 5' 9") or (2.45m x 1.75m)

With tiled floor.

Kitchen (23' 0" x 11' 4") or (7.01m x 3.46m)

With range of wall, base and display units with wine rack and fitted work tops, enamel bowl and half sink unit with mixer tap, alcove area with 5 ring Rangemaster stove comprising double oven and calor gas hob with extractor hood above. Integrated washing machine and dish washer. Integrated tumble dryer, 3 roof lights, radiator and TV point. 3 double glazed windows and tiled floor. Breakfast bar area. Built in store area with Worcester wall mounted central heating boiler. Stable door to rear and double entrance stable door to front.

First Floor

Half Landing

With double glazed bow window and radiator.

Landing

With stairs to bathroom. Wall light and access to roof space.

Bedroom 1 (17' 7" x 10' 11") or (5.36m x 3.32m)

With 2 double glazed windows, radiator, beamed ceiling and wall lights. Built in wardrobe.

Bedroom 2 (9' 5" x 12' 0") or (2.88m x 3.66m)

With double glazed window, radiator and wall light.

Bedroom 3 (12' 10" x 17' 6") or (3.90m x 5.34m)

With 2 double glazed windows and radiator. Ceiling beams and wall lights.

Bathroom (6' 11" x 5' 10") or (2.11m x 1.79m)

With double glazed window, panelled bath with mixer tap, low level wc and pedestal wash hand basin. Part tiled walls, part wood panelled walls, extractor fan and heated towel rail. Built in cupboard, shaver point and light.

EXTERNALLY

The property is approached via a gated tarmacadamed driveway and access to the detached garage.

Front Lawned garden area with dwarf walling, mature shrubs and flower borders with ornamental trees and bushes.

To the rear of the property is a paved patio area with large south facing private enclosed lawned garden area with dwarf walling, ornamental trees and bushes. Herbaceous borders and shrubs. With a further enclosed garden housing established flower beds and green house.

Fabulous Views over the surrounding countryside

Outside Tap

Garage (16' 2" x 16' 2") or (4.92m x 4.93m)

With double timber doors.

Local Authority

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

Agents Note

Third party right of way to the adjoining property.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water and mains drainage. Superfast Broadband.

Tenure

Freehold

Council Tax

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Directions

From Llandeilo take A40 to Carmarthen and after 4 miles turn right to Broad Oak where the Cottage will be found on the right hand side.

