

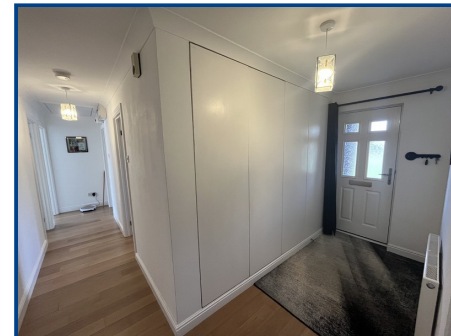
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Little Oak
Llandeilo Road
Carmel
Llanelli
Carmarthenshire SA14 7SE**

Price £330,000



- Detached Three Bedroom Bungalow
- Immaculately Presented
- Solar Panels, Double Glazing and Oil Central Heating
- 15ft Splash Pool With Enclosure
- Convenient Location
- EPC: B89



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

Welcome to Little Oak! A delightful detached bungalow in the village of Carmel. The property has been updated over recent years to provide a comfortable and cosy home with modern conveniences to include bespoke fitted kitchen, plentiful power points and log burner.

EPC Rating: B89

Tel: **01558 823 601**

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

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

Llandeilo Road, Carmel, Llanelli, Carmarthenshire.

Property Description

Welcome to Little Oak! A delightful detached bungalow in the village of Carmel. The property has been updated over recent years to provide a comfortable and cosy home with modern conveniences to include bespoke fitted kitchen, plentiful power points and a log burner.

This spacious 3 bedroom detached bungalow set in a generous plot in a convenient location within the village of Carmel and within easy commuting distance to both Llandeilo town Centre and Cross Hands retail park with its M4 linked corridor to Carmarthen, Swansea and Cardiff etc.

The accommodation briefly comprises; entrance hall, lounge, kitchen diner, bathroom and 3 bedrooms, one with en-suite facilities. The property benefits from double glazing, oil central heating, ample off road parking, detached garage and rear store sheds.

Double Glazed Door

Entrance Hall

With radiator, coved ceiling and engineered oak flooring. Built in cupboards with shelving, hanging rail, coat hooks and radiator.

Living Room (13' 5" x 16' 10") or (4.10m x 5.13m)

Double doors. Coved ceiling, engineered oak flooring, log burner with tiled surround and tiled hearth. Double glazed window to front and two TV points.

Kitchen/Dining Room (13' 5" x 16' 10") or (4.10m x 5.13m)

With engineered oak flooring, coved ceiling, radiator and part tiled walls. Wall, base, drawer units with solid wood worktops and hot rods. Double glazed window to rear and double glazed patio doors. Hotpoint double oven, integrated washing machine, ceramic bowl and half sink with mixer tap. Integrated fridge freezer, integrated dishwasher, Rangemaster induction hob with extractor hood over. Grant Combi boiler, bin drawers and pull out extra work surface.

Bathroom (5' 9" x 8' 7") or (1.74m x 2.61m)

With engineered oak flooring, panelled bath with mixer tap, rainfall shower head with hand held attachment. Shower screen, part Respatex walls and coved ceiling. Extractor fan, vanity unit with incorporated wash hand basin and low level WC. Heated towel rail.

Master Bedroom (11' 1" x 10' 3") or (3.37m x 3.12m)

With engineered oak flooring, radiator and double glazed window to front. Coved ceiling, built in bedside tables with drawers, built in wardrobes with drawer unit and hanging rail. TV point.

En-Suite Shower Room (8' 6" x 3' 3") or (2.59m x 1.00m)

Respatex walls, engineered oak flooring, towel warmer and vanity unit incorporating low level WC. Double glazed window, extractor fan, walk in shower with bi-fold door, rainfall shower head with hand held attachment, wash hand basin with vanity below.

Llandeilo Road, Carmel, Llanelli, Carmarthenshire.

Inner Hallway

Access to loft space and coved ceiling.

Bedroom 2 (9' 1" x 10' 3") or (2.76m x 3.13m)

Coved ceiling, engineered oak flooring, radiator, double glazed window to rear, TV point, built in bedside tables with drawers. Built in wardrobe with drawer and hanging rail.

Bedroom 3 (8' 8" x 9' 1") or (2.65m x 2.77m)

With double glazed window to rear, radiator, coved ceiling, telephone point and engineered oak flooring.

EXTERNALLY

To the front there is a lawned area and drive with ample parking for several cars. Attractive brickwork borders and gravelled section and outside tap.

Large rear garden with paved patio, outside tap, pergola, outside light and views. Solar panels with 5KW battery. The panels reduce the electric bills substantially.

15ft Splash pool with its own enclosure.

Oil tank. Log store with concrete floor, power and shelving.

Shed with concrete floor and power.

Potting shed with concrete floor, shelving and power.

Garage (18' 8" x 10' 10") or (5.69m x 3.30m)

With up and over door, concrete floor, work bench and shelving. Double glazed pedestrian door, double glazed window, light and power. Loft storage and own fuse board.

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 Agents.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

E

Directions

From our office head down Rhosmaen Street over the Bridge into ffairfach. At the lights turn right and travel on this road for approx 4 miles passing the Stag and Pheasant Public House where the bungalow can be found just a little further on your right hand side.

