

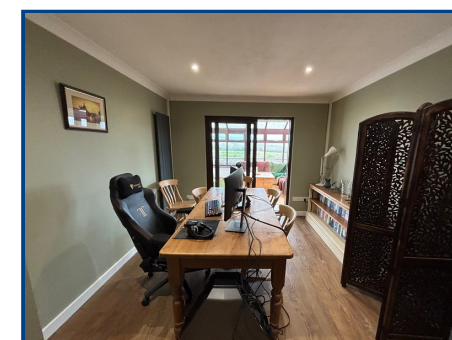
**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

## 15 Pant Glas Park Llandeilo Carmarthenshire.

Price Guide **£380,000**



- Sought After Development On The Edge of Llandeilo Town
- Spacious Detached 3 Bedroom Bungalow
- Integral Garage & Ample Parking Area
- Large Conservatory
- Air Source Heating & Double Glazing
- Convenient Location
- EPC: E43



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

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## General Description

A spacious detached 3 bedroom bungalow with integral garage situated in the well sought after and convenient location of Pantglas Park which lies on the outskirts of Llandeilo town.

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Pant Glas Park, Llandeilo, Carmarthenshire.

Property Description

Situated on a popular development, this detached 3 bedroom bungalow with integral garage of conventional construction under a tiled roof. The property has the benefit of double glazing and Air Source heating and boarded loft space. Externally there is front gravelled area with shrubs and borders with ample parking and to the rear an enclosed garden with patio area and views over the Towy Valley.

Llandeilo town offers a wide range of amenities to include offices, schools, cafes and individual shops. Leisure amenities are available within walking distance to include tennis courts, playing fields, Penlan park, Dynevor park with its Historic Castle, nature walks and wildlife reserve.

Llandeilo is situated in the Towy Valley and is centrally located for the M4, the County of Carmarthen and approx 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively.

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.

The accommodation comprises entrance hall, lounge, conservatory, kitchen, dining room, utility room, enclosed rear porch, shower room, 3 bedrooms and ensuite shower room.

Entrance Vestibule

With light.

Entrance Door and Side Panel To;

Hall (12' 10" x 7' 10") or (3.92m x 2.39m)

With down lights, coved ceiling, vertical Reina radiator, laminate floor, built in spacious centrally heated airing cupboard with shelving. Laddered access to loft space.

Lounge (15' 9" x 15' 9") or (4.81m x 4.81m)

With down lights, laminate floor, two vertical radiators and double glazed patio doors. Coved ceiling and TV point.

Kitchen (13' 10" x 10' 0") or (4.21m x 3.04m)

With a range of base and wall units, double oven and four ring hob with extractor hood above. Part tiled walls, double glazed window, fitted worktop, stainless steel bowl and a half sink unit. Coved ceiling, vertical radiator and TV point.

Dining Room (13' 6" x 10' 2") or (4.12m x 3.10m)

Coved ceiling, down lights, vertical radiator, laminate floor, window to hall and double glazed patio doors.

Utility Room (8' 11" x 8' 8") or (2.73m x 2.65m)

With base and larder unit with work tops, stainless steel sink unit with mixer tap, plumbing for washing machine, double glazed window and double glazed door to porch. Part tiled walls, vertical radiator, tiled floor and coved ceiling.

Rear Porch (8' 0" x 4' 2") or (2.45m x 1.27m)

Tiled floor, coat hooks, poly carbonate roof, double glazed stable door and windows.

Pant Glas Park, Llandeilo, Carmarthenshire.

Conservatory (16' 1" x 12' 4") or (4.90m x 3.76m)

With ceiling fans and lights. Laminate floor and power points. Double glazed windows and patio doors.

Master Bedroom (13' 9" x 12' 0") or (4.18m x 3.65m)

Double glazed window to front, coved ceiling, large Reina radiator and built in centrally heated wardrobe benefitting from surrounding high shelves.

En-Suite Shower Room (7' 9" x 5' 3") or (2.36m x 1.60m)

With built in shower enclosure with shower unit and bi-folding shower door, low level WC and vanity unit with wash hand basin and mixer tap. Extractor fan, down lights, pull switch, double glazed windows, vertical radiator and built in cupboard.

Inner Hallway

Access to roof space and down lights.

Bedroom 2 (10' 1" x 8' 1") or (3.08m x 2.47m)

With radiator, coved ceiling, laminate floor and double glazed window.

Bedroom 3 (9' 7" x 13' 4") or (2.93m x 4.07m)

With radiator, double glazed window, coved ceiling and laminate floor.

Shower Room (10' 2" x 5' 9") or (3.11m x 1.74m)

Low level WC, vanity unit with wash hand basin and mixer tap, shower enclosure. Down lights, extractor fan, laddered access to loft space and double glazed window. Vertical radiator, heated towel rail, built in cupboard and shaver point.

Garage (18' 6" x 9' 4") or (5.65m x 2.85m)

With up and over door, concrete floor, shelving, light and power.

EXTERNALLY

To the front of the property is a tarmac drive with ample parking space. Gravelled area with dwarf walling and rockery. Shrubs and borders.

Patio and gravelled area. Glasshouse, Timber Store Shed and multiple Outside taps. Views over the surrounding area. Side paths to front.

Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel: 01267 234567

Broadband and Mobile phone

The broad band and mobile signal is deemed to be good in this locality.

Agents Note

Boarded loft space (50 square metres) with professionally fitted heavy duty, ventilated Loftzone sysem. Heat pump unit with 180 litre hot water tank. Programmable secondary hot water circulation system to utility and kitchen. Power and lighting.

Viewing

By Appointment With The Selling Agent.

Services

Mains electricity, mains water, mains drainage

Directions

From Llandeilo take the main A40 for Llandovery at the roundabout take the next left up Talley Road. Take the next right turn into Pantglas Park, continue along the road and take the last turning to the right where the bungalow will be found in front of you.

