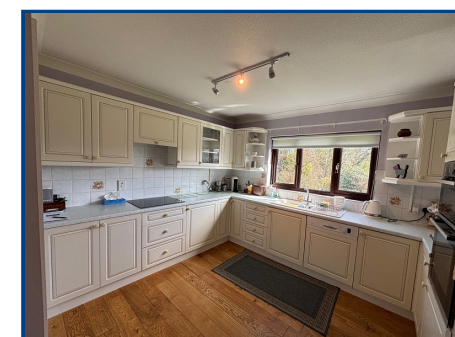


**Chartered Surveyor, Valuers,  
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12 Offices Across South Wales

**8 Ger Y Llan  
Cwmifor  
Llandeilo  
Carmarthenshire. SA19 7BU**

Price **£395,000**



- A Spacious Detached 4 Bedroom Family Home
- Integral Garage
- Ensuite & Family Bathroom
- Enclosed Rear Lawned Garden & Ample Parking Area
- Convenient to Llandeilo
- Open Aspect with Fabulous Views
- EPC: Pending
- No Onward Chain

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](mailto:surveys@ctf-uk.com).

#### General Description

A spacious detached 4 bedroom family home with Integral garage. The property has the benefit of oil central heating and double glazing.

Tel: **01558 823 601**

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

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



## Ger Y Llan, Cwmifor, Llandeilo, Carmarthenshire.

### Property Description

No. 8 Ger Y Llan comprises a detached 4 bedroom house and integral garage with gardens to front and rear. Open aspect to the rear with fabulous views over the Towy Valley. The property has the benefit of oil central heating and double glazing.

Situated in the quiet convenient village of Cwmifor within 2.5 miles of Llandeilo which offers a wide and varied range of amenities to include shops, offices and schools. Llandeilo is centrally located for the M4, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively.

The Towy Valley is a renowned tourist destination with attractions that include Carreg Cennen, Trap, Dynevor and Dryslwyn Castles, Aberglasney Gardens and the National botanical gardens of Llanarthney are all within easy reach.

The accommodation comprises entrance vestibule, entrance hall, cloakroom, study, lounge, dining room, sun room, cloakroom, kitchen, breakfast room and utility room on the ground floor and 4 bedrooms, ensuite shower room and family bathroom at first floor.

### Entrance Vestibule

With light.

### Double Glazed Door

to:

### Hall

Double glazed window, open balustrade staircase to first floor, radiator, coved celing and oak style flooring.

### Study (8' 8" x 6' 4") or (2.65m x 1.92m)

Coved ceiling, double glazed window and radiator.

### Dining Room (18' 1" x 8' 11") or (5.51m x 2.72m)

Double glazed window, radiator, coved ceiling and alcove through to kitchen.

### Lounge (19' 1" x 11' 6") or (5.81m x 3.51m)

Double glazed window, radiator, TV point, coved ceiling, french doors through to sun room, feature stone fireplace with hearth, timber mantle and lpg fire.

### Sun Room (11' 7" x 9' 8") or (3.52m x 2.94m)

Oak style flooring, sliding patio doors, radiator and coved celing.

### Cloakroom (6' 4" x 3' 3") or (1.94m x 1.0m)

With low level WC and vanity wash hand basin. Radiator, double glazed window, pull switch, coved ceiling, tiled floor and tiled splashback.

### Kitchen (12' 10" x 12' 2") or (3.91m x 3.71m)

With a range of wall, display, drawer, larder and base units, fitted worktops, enamel bowl and half sink unit with mixer tap, four ring electric hob with extractor hood above. Double oven, wine rack, coved ceiling, spot lights, appliance space, integrated dishwasher, double glazed window, part tiled walls and oak style flooring.

### Breakfast Room (9' 5" x 8' 3") or (2.88m x 2.51m)

Oak style flooring, coved ceiling, radiator, access to roof space and double glazed window. Alcove through to kitchen.

### Utility Room (9' 5" x 7' 5") or (2.87m x 2.25m)

Tiled floor, stainless steel sink unit, plumbing for washing machine, base unit, oil central heating boiler, ceiling airer, double glazed window and double glazed door. Coved ceiling and radiator.

### First Floor

### Landing

Open balustrade, radiator, coved ceiling, access to roof space and Airing cuopboard with shelving and hot water tank.

### Master Bedroom (14' 10" x 11' 5") or (4.51m x 3.49m)

Double glazed window, coved ceiling and radiator.

### Dressing Area

With wardrobes with sliding doors.

### En-Suite Shower Room (9' 0" x 5' 9") or (2.74m x 1.76m)

Low level WC, bidet, pedestal wash hand basin and built in shower enclosure with fully tiled shower unit. Vanity light and shaver point, coved ceiling, radiator, double glazed window, part tiled walls and tiled floor.

### Bedroom 2 (9' 1" x 6' 10") or (2.76m x 2.09m)

Double glazed window with far reaching views, radiator and coved ceiling.

### Bedroom 3 (12' 10" x 7' 9") or (3.92m x 2.36m)

Double glazed window with far reaching views, radiator and coved ceiling.

### Bedroom 4 (11' 10" x 8' 10") or (3.60m x 2.68m)

Coved ceiling, 2 radiators, 2 double glazed windows and coved ceiling.

### Family Bathroom (6' 11" x 6' 5") or (2.10m x 1.95m)

With low level WC, panelled bath with mixer tap and hand attachment and pedestal wash hand basin with mixer tap. Part tiled walls, radiator, tiled floor, coved ceiling, vanity light and shaver point.

### Integral Garage (19' 2" x 9' 5") or (5.83m x 2.86m)

Electric garage door, double glazed window, concrete floor, power and light.

### EXTERNALLY

To the front of the property is a tarmacadamed drive and parking area with small lawned garden with ornamental tree and borders.

To the rear of the property is an enclosed garden with an open aspect with fabulous views over the surrounding Towy Valley and beyond. Patio area and timber store shed.

Lawned garden area with bushes and ornamental trees, shrubs and borders.

Side former vegetable patch with greenhouse and potting shed.

Pedestrian gates either side to the front of the house

Outside tap, external power points and oil tank

### 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

By appointment with the Selling Agents.

### Services

Mains electricity, mains water and mains drainage

### Tenure

Freehold

### Directions

From Llandeilo take the main A40 for Llandovery for approx 2 1/2 miles turning left signposted Cwmifor after 1/4 mile turn right into Ger Y Llan and proceed around to the left where the property will be found on the right hand side.

