



**Chartered Surveyor, Valuers,  
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## Three Gables Llanfynydd Carmarthen Carmarthenshire. SA32 7TG

Price **£365,000**



- A 'light & airy' detached bungalow
- Three Double Bedrooms
- Ample Off Road Parking & Ample Space
- Double Glazing & Under Floor Heating
- Enclosed Rear Garden With Raised Timber Decking
- Semi Rural Village Location
- EPC: Pending



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

An immaculately presented detached 3 bedroom bungalow situated in the village of Llanfynydd conveniently located to both Llandeilo and Carmarthen towns.

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Llanfynydd, Carmarthen, Carmarthenshire.

Property Description

Three Gables comprises a well presented and modernised detached 3 bedroom bungalow carefully renovated over recent years by the present owners. An immaculate quality home with new fittings throughout, double glazing, under floor heating and individual thermostat controls for each room.

Conveniently located to both Llandeilo and Carmarthen town centres which offer a wide and varied range of amenities with the M4 Motorway link at Pont Abraham within easy commuting distance.

Llanfynydd village has a public house and various clubs and activities are available within the village as well as a leisure complex at Pantglas. A local primary school and village shop is available in the village of Cwrt Henri a short distance away.

Local attractions include the Aberglasney Gardens, Paxton Tower and the Botanical Gardens of Wales which are within easy reach.

The accommodation briefly comprises: Hall, kitchen/ dining room, lounge, utility room, bathroom, 3 bedrooms and ensuite shower room.

Door to:

Stable door to:

Entrance Hall

Coat hooks and tiled floor.

Open Plan Kitchen/Dining Room (22' 4" x 11' 5") or (6.80m x 3.49m)

With a range of base, drawer and larder units with fitted worktops, free standing breakfast bar with drawers, Belfast sink with mixer tap, double oven and 4 ring induction hob with stainless steel extractor hood over. Integrated dish washer and fridge freezer. Double glazed window, laminate floor, down lights and pendant lights.

Lounge (17' 4" x 12' 3") or (5.29m x 3.74m)

Wood burning stove and hearth, laminate floor and TV point. Patio doors with side panels to timber decked balcony area.

Utility Room (9' 5" x 6' 11") or (2.88m x 2.10m)

With wall and base units, tiled floor, plumbing for washing machine, appliance space and enamel sink unit with mixer tap. Double glazed door.

Bathroom (10' 4" x 6' 2") or (3.14m x 1.89m)

With panelled bath with mixer tap and rainfall shower unit with hand attachment, pedestal wash hand basin and low level WC. Double glazed window, tiled floor, extractor fan, down lights, heated towel rail.

Master Bedroom (17' 3" x 15' 0") or (5.25m x 4.58m)

Two double glazed windows to the front and side and laminate floor.

Llanfynydd, Carmarthen, Carmarthenshire.

En-Suite Shower Room (8' 0" x 3' 8") or (2.44m x 1.13m)

Large shower tray with sliding door with rainfall shower and hand attachment. Built in vanity unit with low level WC and wash hand basin with mixer tap. Heated towel rail, extractor fan and respatex walls.

Bedroom 2 (13' 10" x 11' 0") or (4.22m x 3.36m)

Laminate floor and double glazed window.

Bedroom 3 (9' 6" x 9' 6") or (2.90m x 2.90m)

Laminate floor, dual aspect double glazed windows and access to roof space.

EXTERNALLY

To the front of the property is a gravelled parking area with ample parking space. To the side is a paved area.

Rear timber decked balcony with low maintenance lawned garden with shrubs and borders.

External central heating boiler.

Timber store shed

Attractive circular patio

Side pedestrian gate and oil tank.

Local Authority

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

Broadband and Mobile phone

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

Viewing Arrangements

By appointment with the Selling Agent.

Services

Mains electricity, mains water, mains drainage

Council Tax

D

Directions

From Llandeilo take the main A40 for Carmarthen. Proceed on this road for approx 5 miles and at Dryslwyn Square take the right turn sign posted Llanfynydd. (Mazda Garage Sign) Pass up through the village of Cwrt Henri and carry on this road passing Pantglas holiday complex on your left. At the T Junction turn right and after approx 1 mile, fork right into the village, passing the new development on your left-hand side. At the top of the road turn left, the property will be found on the left-hand side.

