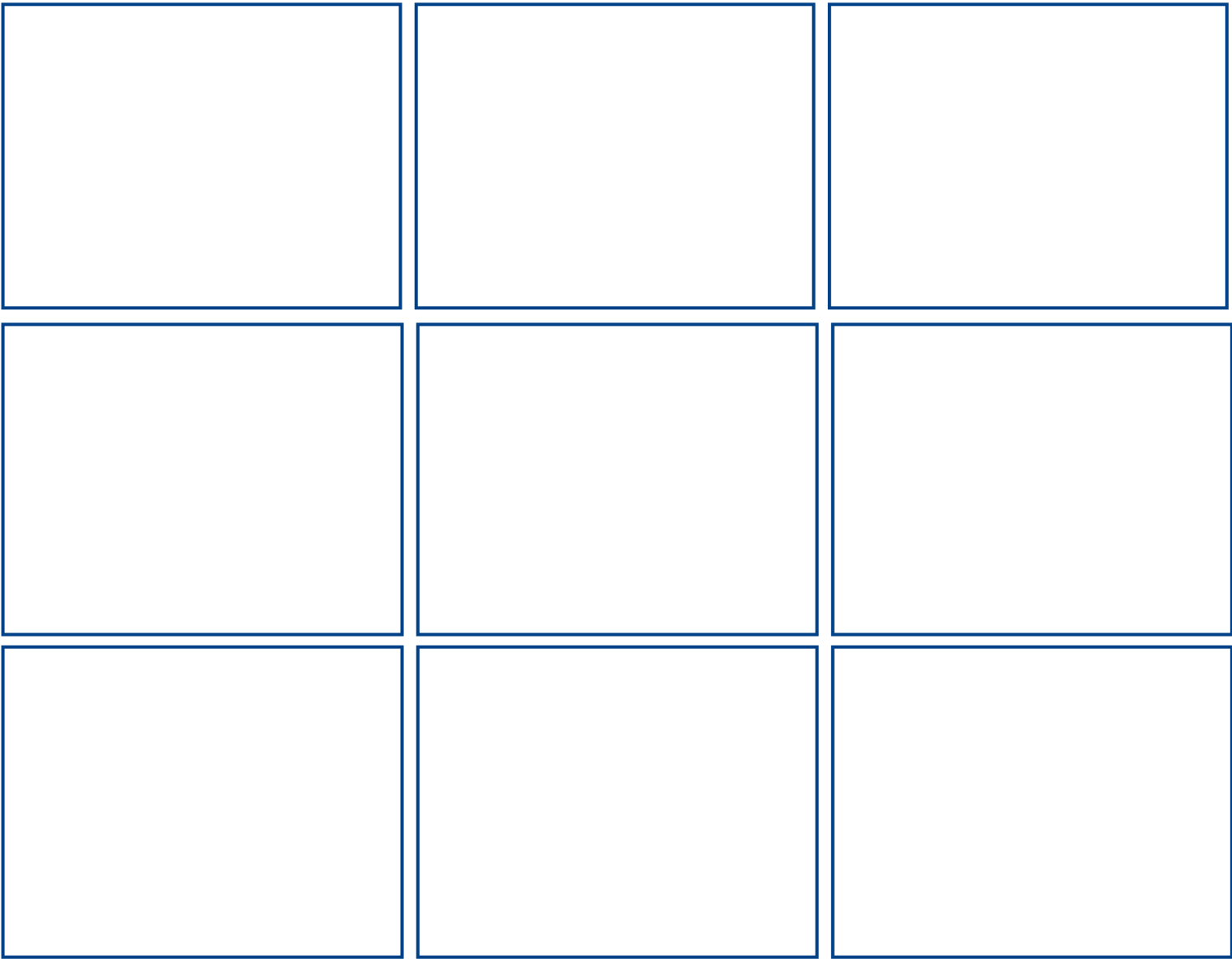


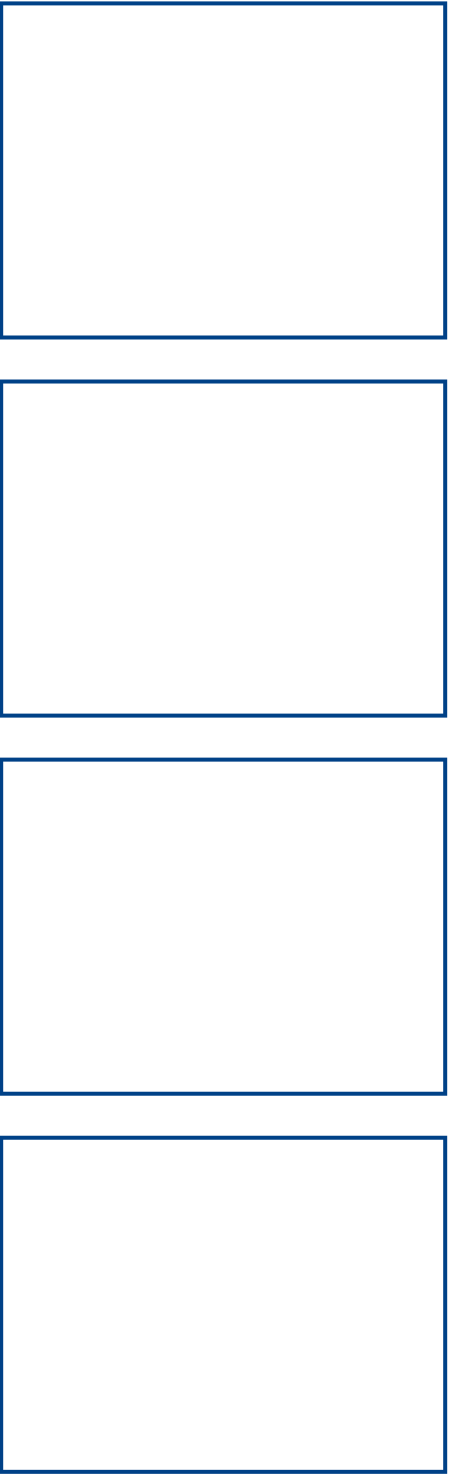


Llanfynydd
Carmarthen
Carmarthenshire.

Price **£159,950**



- A Well Presented 2 Bedroom Detached Bungalow
- Double Glazing & Electric Heating
- Ample Off Road Parking & Ample Space for Motor Home
- Enclosed Rear Lawned Garden with Timber Decked Area
- Mature Gardens to Front with Gravelled Drive
- Scenic Views Over Neighbouring Countryside
- Semi Rural Village Location
- EPC: D58



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

Important notice
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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 well presented detached 2 bedroom bungalow situated on the fringe of the village of Llanfynydd 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.

EPC Rating: D58

Llanfynydd, Carmarthen, Carmarthenshire.

Property Description

A well presented detached 2 bedroom bungalow situated in the village of Llanfynydd 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 delightful public house and various clubs and activites 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 Botantical Gardens of Wales which are within easy reach.

The accommodation briefly comprises: hallway, lounge, study, kitchen/breakfast room, bathroom and 2 double bedrooms.

The property benefits from double glazing, electric heating, ample off road parking with plenty of space for a motor home, rear lawned garden with decked patio area and scenic views over neighbouring countryside.

Entrance Door

Into:

Hall

With night storage heater, wall lights, coved ceiling and access to roof space.

Study (7' 6" x 4' 3") or (2.28m x 1.30m)

With double glazed window, cloak hooks and meter cupboard.

Lounge (11' 0" x 14' 11") or (3.36m x 4.54m)

With patio doors to timber decked area with attractive rear views, TV point, night storage heater and double glazed window.

Kitchen / Breakfast Room (14' 10" x 12' 1") or (4.53m x 3.69m)

With a range of base, wall and drawer units with work surfacing over, bowl and a half sink unit unit with mixer tap, plumbing for a washing machine, Bosch electric oven and Bosch microwave. Cata electric hob with stainless steel extractor hood over. Double glazed window, down lights and night storage heater. Plumbing for washing machine. Housing for American style fridge freezer.

Bathroom (7' 7" x 8' 9") or (2.30m x 2.67m)

Pedestal wash hand basin, low level wc, panelled bath, tongue & groove panelling to half wall height, pull switch, Triton Rapture electric shower in glazed cubicle and electric heater. Electric heater. Double glazed window.

Llanfynydd, Carmarthen, Carmarthenshire.

Bedroom 1 (11' 5" x 10' 5") or (3.49m x 3.18m)

With fixed electric heater with time control, double glazed window to front garden, airing cupboard with louvre doors housing hot water cylinder and slatted shelving.

Bedroom 2 (10' 6" x 11' 5") or (3.21m x 3.49m)

With fixed electric heater with time control and double glazed bay window.

EXTERNALLY

To the front of the property is a gated entrance leading into a gravelled driveway with ample off road parking, front lawned garden with mature shrubs and borders.

To the rear of the property is a timber decked patio area and spacious, well maintained lawned garden.

Vegetable patch and soft fruit trees.

Timber store shed with an electric hook up point for caravan/motorhome.

Outside lights and water tap.

Local Authority

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

Viewing

Strictly by appointment with selling agents on 01558 823601.

Agents Note

Viewing is highly recommended to appreciate this lovely well maintained bungalow which ideally situated on the fringe of Llanfynydd village and within walking distance of the local Church and Public house.

Services

Mains electricity, water and drainage

Tenure

Freehold

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 is on your left and at the T Junction turn right. Proceed on this road and as you enter Llanfynydd village Clydfan can be found (3rd bungalow) on right hand side.

