



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

**18 Parc Cawdor  
Ffairfach  
Llandeilo  
Carmarthenshire.**

**Price Guide £385,000**



- Detached 3 Bedroom Bungalow and Garage
- Wood Grain effect Double Glazing
- Gas Central Heating
- Bathroom and Ensuite
- Garden to Front & Rear
- Convenient 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**

A detached 3 bedroom bungalow and garage in a convenient location within the village of Ffairfach.

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## Parc Cawdor, Ffairfach, Llandeilo, Carmarthenshire.

### Property Description

A detached 3 bedroom bungalow and garage of conventional construction with stone and spa dash elevations under a tiled roof. The property has the benefit of wood grain effect double glazing and gas fired central heating.

Situated in a convenient location in the village of Ffairfach on a small popular residential estate close to local village amenities which include primary and secondary schools, public house and restaurant. The market town of Llandeilo is approximately one mile distant and offers a wider range of amenities, and 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 area is a well known tourist destination with popular attractions of Dinefwr Castle, Carreg Cennen Castle, Dryslwyn Castle, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

The accommodation comprises entrance hall, lounge, kitchen/dining area, conservatory, utility room, master bedroom with ensuite bathroom, 2 further bedrooms and family bathroom.

### Entrance Vestibule

With light. Double glazed door and side panel to:

### Entrance Hall

Radiator and coved ceiling.

### Lounge (16' 10" x 16' 6") or (5.14m x 5.03m)

With feature stone fireplace with granite mantle, side plinths and hearth with gas fire. TV points, double glazed bay window to front, coved ceiling and french doors through to dining area. 2 Radiators and wall lights.

### Kitchen/ dining room

Comprising:

### Dining Area (10' 6" x 9' 1") or (3.19m x 2.78m)

With sliding patio doors to conservatory. Radiator and coved ceiling.

### Kitchen (10' 6" x 9' 9") or (3.20m x 2.98m)

With a range of base, drawer, display and wall units, fitted worktops and bowl and a half sink unit with mixer tap. Part tiled walls, coved ceiling, appliance space, tiled floor and double glazed window. 4 ring hob with oven and extractor hood over.

### Utility Room (8' 2" x 5' 6") or (2.50m x 1.68m)

With a range of base and wall units with appliance space and plumbing for washing machine, bowl and a half sink unit, coved ceiling, tiled floor and built in cupboard.

### Conservatory (11' 9" x 9' 0") or (3.58m x 2.74m)

With 2 radiators, tiled floor, ceiling fan and light. Double glazed windows and door. TV point.

### Inner Hallway

Built in Airing Cupboard with hot water tank.

## Parc Cawdor, Ffairfach, Llandeilo, Carmarthenshire.

### Master Bedroom (10' 4" x 10' 6") or (3.16m x 3.21m)

With radiator, double glazed window, coved ceiling and built in wardrobe.

### En-Suite Bathroom (9' 1" x 5' 9") or (2.76m x 1.75m)

With panelled bath with mixer tap and shower attachment, low level wc and vanity unit with circular bowl and mixer tap. Radiator, tiled walls, coved ceiling, double glazed window, vanity light and shaver point. Pull switch.

### Bedroom 2 (10' 9" x 9' 8") or (3.28m x 2.95m)

Radiator, coved ceiling and double glazed window.

### Bedroom 3 (9' 9" x 9' 7") or (2.97m x 2.93m)

Radiator, coved ceiling, double glazed window and fitted wardrobe.

### Bathroom (10' 6" x 5' 6") or (3.19m x 1.67m)

With pedestal wash hand basin, low level wc and panelled bath with mixer tap and shower attachment. Tiled walls, pull switch, vanity light and shaver point.

### EXTERNALLY

To the front of the property is a lawned garden with entrance drive and parking area. Side pedestrian paths to the rear of the property.

Enclosed rear garden with patio area and glass house.

Outside light.

### Garage (18' 2" x 9' 3") or (5.54m x 2.81m)

With wall mounted gas central heating boiler. Up and over garage door. Shelving, concrete floor and water tap. Access to roof space. Pedestrian side door. Power and light.

### Local Authority

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

### Broadband and Mobile phone

The broadband and mobile location is good in this area. Please check with your provider.

### Agents Note

Security alarm system.

### Viewing

By appointment with the Selling Agents.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Council Tax

E

### Directions

From our office continue over the bridge into Ffairfach. At the traffic lights turn left and take the next right into Parc Cawdor where the property will be seen on the right hand side.

