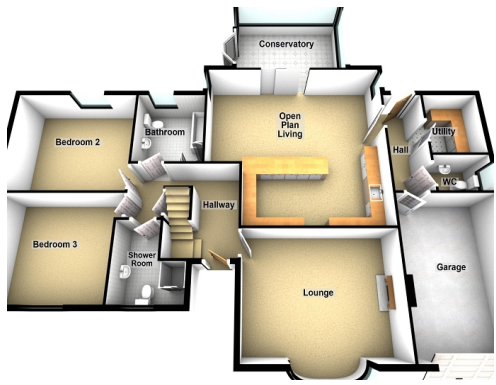


**Chartered Surveyor, Valuers,
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**1 Llys Yr Onnen
Ffairfach
Llandeilo
Carmarthenshire
SA19 6PA**

Price **£469,000**



- Stunning Detached Dormer Bungalow
- Exclusive Development
- High Specification Throughout
- Three Double Bedrooms
- Large First Floor Storage Room With Potential For Conversion (Subject To Planning)
- Convenient Location
- Views Over Neighbouring Farm Land
- EPC: C78

General Description

An opportunity not to be missed! An exceptional detached dormer bungalow with three double bedrooms two with en-suite facilities, located in the exclusive development of Llys Yr Onnen. The property also has a large first floor storage room with potential for further accommodation (subject to planning).



EPC Rating: C78

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.

Tel: **01558 823 601**

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

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

Llys Yr Onnen, Ffairfach, Llandeilo, Carmarthenshire.

Property Description

Exceptional quality detached bungalow standing on a small, exclusive private development of 4 properties. Built and finished to a high standard with wood grain double glazing and hardwood internal doors there is an extensive fitted kitchen with fridge, freezer and dishwasher.

The property stands close to the centre of Ffairfach village which offers amenities of primary and secondary schooling, two popular village pubs and a station on the heart of Wales line. Llandeilo town is only a mile away with a range of individual shops, primary schools and places of recreation. The area is hugely popular with tourists and people wishing to relocate with attractions that include Dinefwr house and gardens, Botanical Gardens of Wales, Llanarthne and the castles of Dinefwr, Trap and Dryslwyn. The area is accessible being only 20 minutes from the M4 extension at Crosshands.

The accommodation briefly comprises hall, lounge, kitchen/diner/ sitting room, conservatory, cloakroom, utility room and 3 double bedrooms, two with en-suites, family bathroom and large storage room with potential for further accommodation (subject to planning).

All accommodation is spacious with an enclosed rear garden, large front parking and turning area integral garage.

Entrance Hall

Oak boarded floor, stairs to first floor with attractive hardwood stairs. Telephone point, radiator, dado rail, coved ceiling and down lights.

Living Room (15' 10" x 17' 5") or (4.83m x 5.30m)

With coved ceiling, double glazed bay window to front, gas fire with mantle and hearth. Wall lights, TV point, telephone point and two radiators.

Inner Hallway

Coved ceiling, oak flooring and under stairs storage.

Bathroom (9' 4" x 8' 9") or (2.85m x 2.66m)

With tiled floor, fully tiled walls, radiator and double glazed window to rear. Coved ceiling, down lights, wash hand basin, mixer tap and built in vanity cupboard below. Corner shower cubicle with electric shower. Glass shelving, pull switch, down lights, panelled bath with mixer tap and hand held attachment. Light up mirror, extractor fan and low level WC.

Bedroom (14' 6" x 13' 6") or (4.43m x 4.12m)

With double glazed window to rear with views, coved ceiling, TV point and radiator.

Bedroom (13' 5" x 14' 6") or (4.10m x 4.43m)

With double glazed window to front, radiator and coved ceiling.

En Suite (5' 1" x 9' 7") or (1.55m x 2.93m)

Max 2.34

Tiled floor and fully tiled walls. Pedestal wash hand basin, low level WC, radiator, down lights, extractor fan, walk in shower with mains shower, rainfall shower head and hand held attachment.

Kitchen / Dining / Living Room (22' 5" x 21' 0") or (6.84m x 6.41m)

With oak boarded floor, coved ceiling, two radiators, tv point, two double glazed windows and sliding patio doors into conservatory. Kitchen area with granite work surfaces with integrated drainer and circular bowl with mixer tap. Wall, base, drawer and display units. Coved ceiling, induction fan, cooker space, part tiled walls, integrated dishwasher, integrated fridge and integrated freezer.

Inner Hallway

Coved ceiling, tiled floor and double glazed door to rear garden.

Llys Yr Onnen, Ffairfach, Llandeilo, Carmarthenshire.

Utility Room (6' 10" x 6' 9") or (2.09m x 2.07m)

With tiled floor, part tiled walls, plumbing for washing machine and appliance space. Base units with worktops over. Stainless steel sink, drainer and mixer tap. Double glazed window to rear and Worcester gas boiler.

Cloak Room (6' 9" x 4' 4") or (2.07m x 1.31m)

With low level WC, tiled floor, radiator, wash hand basin, coved ceiling and extractor fan.

Integral Garage (21' 7" x 10' 11") or (6.59m x 3.33m)

With double glazed window to side, electric up and over door. Tiled floor, power, florescent light, base units with worktops over.

First Floor

First Floor Galleried Landing

With sky light,radiator, pendant lighting, glass balustrade, oak newels and handrails.

Bedroom (20' 2" Max x 18' 2") or (6.14m Max x 5.54m)

With restricted headroom. Two radiators, double glazed window and double glazed stained glass window to side. Down lights.

En Suite (9' 2" x 6' 7") or (2.80m x 2.01m)

Tiled floor and fully tiled walls. Low level WC, wash hand basin with soft close drawers below. Walk in shower with mains shower, double glazed sky light, down lights, towel warmer and extractor fan.

Store Room (28' 7" x 18' 6") or (8.72m x 5.63m)

Potential for conversion into further accommodation, subject to the necessary planning consents. Two florescent strip lights.

EXTERNALLY

Large tarmac parking and turning area suitable for a number of vehicles, boat, camper etc. Lawned front garden with rockery and outside lights.

Access via both sides of the property.

Rear enclosed garden with lawn and two patio areas with views over the neighbouring farm land and beyond. Outside tap, lights and electric hook up.

Broadband and Mobile phone

The broadband and mobile phone signal is deemed to be good in this location.

Viewing Arrangements

Strictly By Appointment With The Selling Agent.

Local Authority

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

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

F

Directions

From Llandeilo continue over the bridge towards Ffairfach. At the lights turn right onto the the A476 towards Cross Hands and the property will be found on the right hand side just before the school.

