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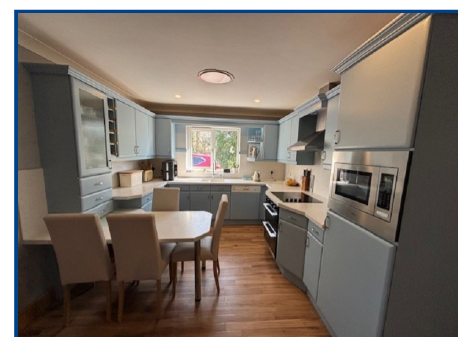
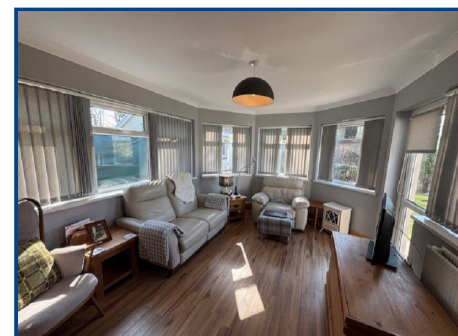
**Price Guide £515,000**



- A Detached 4/5 Bedroom Bungalow of Quality
- Double Glazing & Oil Central Heating
- Front & Rear Lawned Gardens
- Detached Garage with potential for Conversion Subject to Planning Permission being obtained
- Spacious Accommodation
- Ample Parking & Turning Areas
- Quiet Village Location
- Convenient to Llandeilo town
- EPC: Pending

#### General Description

A spacious 4/5 bedroom detached bungalow and detached garage on a broad mature plot which has a private aspect at the rear in a convenient location within the village of Salem.



**EPC Rating: D63**

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## , Salem Llandeilo, Carmarthenshire.

### Property Description

A 4/5 bedroom executive bungalow occupying a broad mature plot which has a private aspect at the rear, a garage and plenty of additional parking (planning permission was granted for conversion/extension into an annexe but this has now alapsed)

The property has the benefit of double glazing and a wealth of American oak finishes to the internal main areas.

The property is located in the scenic village of Salem some 3 miles from Llandeilo and offers a wide and varied range of amenities to include doctors surgery, cafes, shops, offices and schools. The M4 Motorway junction at Cross Hands is within easy commuting distance giving access to the rest of the country. Local attractions in the area include Carreg Cennen, Trap, Dynevor and Dryslwyn Castles, Aberglasney Gardens and the National Botanical gardens at Llanarthney.

The spacious accommodation comprises entrance hall, cloakroom, study/bedroom 5, lounge, dining room, kitchen, sun room, utility room, master bedroom with ensuite, family bathroom and 3 further bedrooms. Large loft area.

### Entrance Vestibule

Light.

### Entrance Door and Side Panel To;

### Hallway

Coved ceiling, Karndean flooring, dado rail and radiator. Cloak cupboard.

### Cloak Room (3' 6" x 7' 2") or (1.07m x 2.19m)

With low level wc and vanity unit with mixer tap. Coved ceiling, extractor fan, part tiled walls and pull switch. Radiator and double glazed window.

### Inner Hallway

Dado rail, wall light and radiator. Access to large loft space with drop down loft ladder. Airing cupboard with hot water tank.

### Study (10' 9" x 9' 10") or (3.28m x 2.99m)

With double glazed window, Kardean flooring and built in desk.

### Lounge (18' 5" x 13' 1") or (5.61m x 3.98m)

A light and comfortable room with quality oak flooring, chimney breast with electric stove. TV point, coved ceiling radiator and french doors to rear garden. An inner door leads to the:

### Dining Room (14' 1" x 9' 10") or (4.28m x 3.0m)

Radiator, Karndean flooring, double glazed window and coved ceiling. Arched through to the kitchen,

### Sun Room (13' 6" x 11' 4") or (4.11m x 3.46m)

Provides a restful space with views of the garden through windows on three sides and a door to the patio. Karndean flooring and radiator.

### Kitchen / Breakfast Room (13' 11" x 10' 2") or (4.24m x 3.11m)

With a range of base, drawer and wall cabinets, dresser unit fitted worktops and wine rack. Karndean flooring, double oven, 4 ring hob with stainless steel extractor hood above. Integrated dish washer, integral refrigerator and microwave. Also the range incorporates a 4-seater breakfast bar. Coved ceiling and radiator. Double glazed window.

### Utility Room (14' 0" x 6' 6") or (4.27m x 1.99m)

Range of wall, drawer, larder and base units incorporating pull out ironing board. Appliance space. Grant oil fired boiler provides domestic hot water and central heating. Double glazed window and door.

### Master Bedroom (13' 0" x 12' 1") or (3.97m x 3.69m)

Radiator, double glazed window, coved ceiling and laminate floor. Fitted wardrobes with over bed unit with drawers and cupboards.

## , Salem Llandeilo, Carmarthenshire.

### EXTERNALLY

The bungalow enjoys a broad well maintained plot with lawned gardens to front. The garden to the rear has a private aspect and is lawned with a patio and stepping stone path to a paved sun patio.

A patterned concrete driveway provides parking and ample turning space.

Outside tap and external power points

Concealed oil tank

### Detached Garage (16' 10" x 13' 1") or (5.12m x 3.99m)

Roller garage door. Power points and lighting. (Planning had been granted for the conversion/extension into a self contained annexe. This has now alapsed). .

### Local Authority

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

### Broadband and Mobile phone

The mobile signal and broadband is standard but please check with your provider.

### Viewing

By appointment with the Selling Agents.

### Services

Mains electricity, mains drainage, mains water

### Council Tax

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### Directions

From Llandeilo take the A40 towards Llandovery. Turn left onto the B4302 Talley Road and continue for approximately 2 miles. Turn left signposted Salem and take a right at the T junction into the village of Salem. Turn right into Golwg Y Gaer and the bungalow will be found on the right hand side.

