



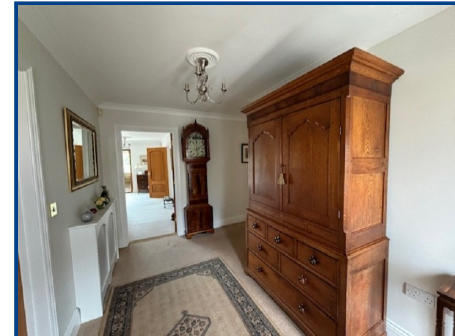
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

3 Llys Yr Onnen Ffairfach Llandeilo Carmarthenshire.

Price **£497,000**



- High Quality Detached Bungalow
- Three Double Bedrooms All With En-Suite Facilities
- Conservatory
- Views to Rear of Dinefwr Park and Newton House
- Detached Double Garage With First Floor Room Store
- Off Road Parking For Several Vehicles
- Gas Central Heating & Double Glazing
- EPC: C80



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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Located on the exclusive development of Llys Yr Onnen this attractive detached bungalow offers spacious accommodation with three double bedrooms all with en-suite facilities and beautiful open aspect at the rear.

EPC Rating: C80

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 bungalows. Built and finished to a high standard with wood grain double glazing and hardwood internal doors there is an extensive fitted kitchen with integrated double oven, hob, fridge and dishwasher. The property is conventionally constructed in rendered elevations with natural stone detailing under a slated roof.

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, conservatory, sitting room, cloakroom, utility room and 3 double bedrooms all with en-suites.

All accommodation is spacious with good size rear gardens, large front parking and turning area and a detached double garage.

Hall

With upvc part glazed front door and side panels, coving and radiator with cover.

Lounge (19' 7" x 16' 5") or (5.97m x 5.0m)

With upvc double glazed bow window, stone fireplace with electric fire, cornice work and TV points.

Kitchen/Diner (21' 3" x 20' 6") or (6.47m x 6.26m)

With a comprehensive range of units comprising base, drawer and wall units with work surfaces. Island unit with cupboards beneath. 1 and a half bowl sink unit, integrated 4 ring ceramic hob, double oven, fridge and dishwasher. Spot lighting, hard wood flooring, 2 radiators, coving, pair of double glazed french doors into;

Conservatory (13' 10" x 10' 2") or (4.22m x 3.09m)

With double glazed windows and double doors to rear garden. Two radiators, hard wood flooring and power.

Rear Hall

With double glazed rear door and radiator.

Cloakroom

With low level WC , pedestal wash hand basin, radiator and coat pegs.

Utility (9' 2" x 6' 2") or (2.80m x 1.87m)

With base and larder units, single drainer sink unit and work surfaces. Plumbing for utilities, double glazed window, radiator, coving, part wall tiling and wall mounted gas fired central heating boiler.

Double Doors from Kitchen/ Diner open into;

Sitting Room (14' 7" x 12' 4") or (4.45m x 3.77m)

With stone fireplace with electric fire, radiator, coving, wall lighting and double glazed french doors to rear garden. Access into;

Bedroom (16' 5" x 12' 5") or (5.0m x 3.79m)

With double glazing, radiator in cover and coving.

En Suite (8' 1" x 4' 11") or (2.47m x 1.49m)

With a white suite comprising low level WC and wash hand basin set in vanity unit of cupboards and shelves. Shower in glazed and tiled cubicle, built in wall mirror with spot lights and shelving. Double glazed window, radiator, coving and extractor fan.

Llys Yr Onnen, Ffairfach, Llandeilo, Carmarthenshire.

Bedroom (14' 1" x 13' 5") or (4.29m x 4.09m)

With double glazing, coving, light rose and radiator.

En Suite (9' 3" Max x 7' 5") or (2.82m Max x 2.26m)

L Shaped. With low level WC and wash hand basin set in a vanity unit of cupboards. Shower in glazed and tiled cubicle, part wall tiling, wall mirror with lights, coving, extractor fan, spot lights and radiator.

Bedroom (18' 4" x 14' 6") or (5.59m x 4.43m)

With built in fitted wardrobes and drawers, part mirror fronted. Radiator double glazing, coving and light rose.

En Suite (10' 9" x 5' 11") or (3.27m x 1.81m)

With Victorian style slipper bath on claw and ball feet. Low level WC and wash hand basin with built in cupboards and drawers. Shower in tiled and glazed cubicle , tiled floor and walls, double glazing, coving , extractor fan and radiator.

Outside

Large tarmac parking and turning area suitable for a number of vehicles, boat, camper etc. Colourful flower borders and outside lights. Detached double garage 6.73 x 5.35 with electric double doors, power lighting and workshop area. Double glazed window and pedestrian door. Stairs up to; First floor room/store 7.10 x 3.50 with restricted headroom. Power and lighting. Rear garden.

Large garden backing onto fields within fencing designed for low maintenance comprising full length patio suitable for outside entertaining and two colourful borders containing firs, flowers and shrubs. Outside lights.

Agents Note

Spacious roof space ideal for further conversion subject to the necessary planning permission.

Local Authority

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

Viewing Arrangements

By appointment with the Selling Agents.

Broadband and Mobile phone

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

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

G

Directions

Leave our Llandeilo office heading towards Ffairfach. Pass over the Towy bridge and turn right and the traffic lights. Continue for about 100 meters and the entrance to Llys yr onnen is found on the right. Number 3 is the rear right hand side property.

