



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

**LLwyncelyn
Ffairfach
Llandeilo
Carmarthenshire. SA19 6UW**

Price £495,000



- Detached 6 Bedroom Family Home
- Spacious Versatile Accommodation
- Double Garage & Workshop
- Gas Central Heating & Double Glazing
- Stunning Views over the surrounding countryside
- 2 Bathrooms & 2 Ensuite Shower Rooms
- Convenient Location on the outskirts of Ffairfach
- Viewing is Highly Recommended
- 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.

General Description

An immaculate detached dormer bungalow with double garage and workshop occupying a spacious plot of approximately quarter of an acre with fabulous views to the rear. The property has the benefit of gas fired central heating and double glazing. Viewing is a Must to appreciate its spacious and versatile accommodation.

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Ffairfach, Llandeilo, Carmarthenshire.

Property Description

A detached family home comprising a 6 bedroom dormer bungalow of spacious proportions with versatile accommodation comprising Hall, Cloakroom, Utility Room, Fitted kitchen/Breakfast room, Dining room, Lounge, Study/Bedroom 2, Master Bedroom with Ensuite Shower Room, Bedroom 3 with Ensuite Shower room, Bedroom 4 and Bathroom on the ground floor and at first floor 2 Bedrooms, Bathroom and large walk-in linen cupboard.

Standing on the edge of Ffairfach, the property is only a short walk to the village amenities which include secondary and primary schools, two public houses, small village shop and a station on the hear of Wales railway. Llandeilo town lies only a mile away offering a wider range of shops, places of recreation and further primary schools. Ammanford is only about 7 miles to the south whilst Crosshands (about 8 miles) provides access onto the M4 extension.

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.

Entrance Vestibule

With light. Double glazed door and side panel to:

Entrance Hall

With radiator and open balustrade staircase to first floor. Linen cupboard with shelving, light and tiled floor. Laminate floor. Walk in storage cupboard with radiator, coat hooks and fuse box.

Utility Room (7' 5" x 6' 10") or (2.26m x 2.08m)

With base units with fitted worktops, plumbing for wash machine and sink unit with mixer tap. Double glazed window and coved ceiling.

Kitchen / Breakfast Room (15' 11" x 16' 10") or (4.86m x 5.12m)

With a range of wall, base, drawer and larder units with fitted worktops, freestanding island with cupboards, appliance space, Rangemaster oven comprising 5 ring hob, hot plate, double oven, grill and warming drawer with extractor hood above. Stainless steel sink unit with mixer tap, double glazed window, double glazed patio doors, ceiling rose, coved ceiling, spot lights and radiator.

Cloakroom (2' 11" x 6' 11") or (0.88m x 2.10m)

With low level wc and vanity unit with hand basin and mixer tap. Radiator, double glazed window, part tiled walls and extractor fan.

Dining Room (11' 7" x 15' 11") or (3.53m x 4.85m)

With radiator, double glazed window, laminate floor, ceiling rose, coved ceiling and TV point.

Bedroom 1/Study (11' 7" x 11' 0") or (3.53m x 3.36m)

Currently used as a study. An ideal bedroom. Laminate floor, coved ceiling, double glazed window, radiator, telephone point and TV point.

Lounge (16' 0" x 15' 7") or (4.88m x 4.74m)

With radiator, TV point, double glazed window and feature fireplace with electric fire and coved ceiling.

Inner Hallway

Radiator.

Bedroom 2 (12' 8" x 11' 11") or (3.87m x 3.64m)

Double glazed window, laminate floor, radiator and telephone point.

En-Suite Shower Room (8' 2" x 5' 10") or (2.49m x 1.78m)

With radiator, tiled floor, double glazed window and fitted cupboard. Shower enclosure with Triton shower unit, vanity unit with wash hand basin and mixer tap with mirror and light above and low level wc. Extractor fan and coved ceiling.

Bedroom 3 (11' 10" x 16' 7") or (3.61m x 5.06m)

With laminate floor, fitted wardrobes, radiator, double glazed window, ceiling rose and coved ceiling. TV point.

En-Suite Shower Room (11' 9" x 5' 10") or (3.58m x 1.78m)

With shower enclosure with rainfall shower unit and hand attachment, low level wc and vanity unit with wash hand basin and mirror above. Radiator, double glazed window, extractor fan, coved ceiling and fitted cupboard.

Bedroom 4/Living Room (12' 8" x 14' 8") or (3.85m x 4.46m)

With laminate floor, ceiling rose and coved ceiling. Gas fire and plinth, TV and telephone point.

Bathroom (9' 9" x 10' 10") or (2.96m x 3.29m)

With panelled bath with mixer tap and rainfall shower unit with hand hand attachment, low level wc and vanity unit with wash hand basin, mirror and light above. Pull switch, tiled floor and radiator.

Stairs to first floor.

Landing

Open balustrade, coved ceiling and laminate floor.

Inner Landing

With radiator, 2 sky lights and walk in Airing Cupboard 2.32m x 2.75m, radiator, laminate floor and shelving.

Bedroom 5 (13' 7" x 16' 2") or (4.14m x 4.94m)

With laminate floor, double glazed window, radiator, coved ceiling and 3 built in wardrobes with shelving and hanging rails. Stunning views over the rear garden and countryside beyond. Built in shelves and cupboards.

Bedroom 6 (15' 9" x 13' 8") or (4.80m x 4.16m)

With coved ceiling, radiator, double glazed window and laminate floor. 3 fitted wardrobes with shelving and hanging rail. Built in book shelves, display cabinet with drawers and cupboard. TV point and telephone point.

Bathroom (11' 1" x 11' 3") or (3.38m x 3.44m)

With low level wc, panelled bath and vanity unit with wash hand basin and mixer tap. Laminate floor, sky light and built in cupboard. Dado rail and radiator.

EXTERNALLY

The property is approached via a tarmacadam entrance drive with ample parking and turning area, dwarf walling and front garden area with ornamental trees and bushes.

Side drive to the double garage

Rear garden area laid to a lawned and gravelled garden with paved patio and side path. Raised vegetable boxes.

An abundance of shrubs and borders with ornamental trees and bushes.

Pedestrian door to the side of the property to the front.

Outside lights and outside tap.

Open aspect to the rear with fabulous far reaching views

Boiler Room

Tiled floor and wall mounted gas boiler. Shelving, light and power points.

Double Garage (20' 8" x 20' 6") or (6.31m x 6.25m)

With concrete floor, 2 up and over garage doors. Double glazed pedestrian door and window. Work bench with cupboards, light and power connected.

Workshop (19' 5" x 22' 0") or (5.91m x 6.70m)

With concrete floor, built in base units with worktops, work bench, wood burning stove, power and light. Double glazed door and side panel.

Potting Shed (9' 7" x 18' 4") or (2.92m x 5.58m)

approx measurement. With 2 pedestrians doors and window. Power points.

Summerhouse (8' 1" x 5' 7") or (2.46m x 1.71m)

Timber built.

Local Authority

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

Broadband and Mobile phone

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

Viewing

Strictly by appointment with the Selling Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

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Directions

To find the property proceed down Rhosmaen Street towards the stone bridge over the Towy. Continue to the traffic lights and pass straight over., tontinue over the railway crossing and the property will be found on the left hand side.

