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12 Offices Across South Wales

Valley View
Llanfynydd
Carmarthen
Carmarthenshire SA32 7TG

Price Guide: £75,000



- Llanfynydd Village
- Ripe for Improvement
- Neglected Detached Bungalow
- Ideal for renovation or ideal as a building plot



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

Ripe for development, neglected detached bungalow, ideal for total renovation or as a building plot.

Llanfynydd, Carmarthen, Carmarthenshire.

Property Description

Of cavity construction with structural issues and over grown gardens.

In a convenient location within walking distance of the village of Llanfynydd with its public house and church. The village offers many activities to include its book and craft clubs and coffee mornings. The village is supported by Llanfynydd village society and has an annual agricultural show and local young farmers association. There is a local bus service to Carmarthen twice a week and is on a bus route for the Bro Dinefwr School at Ffairfach.

The area is renowned for its country pursuits with wonderful opportunities for riding, walking and mountain biking available on the green lanes and in nearby Brechfa forest. Court Henri and Dryslwyn are a short distance away with its nursery/primary school, regular bus service and local community shop. Pantglas Leisure club with restaurant, gym and swimming pool, snooker room, tennis courts and playground is a short distance away.

Llanfynydd is within easy commuting distance of Llandeilo and Carmarthen towns which offer a wide and varied range of amenities to include banks, shops, offices and schools. The M4 Motorway connection at Pont Abraham is within easy commuting distance. Local attractions include the Aberglasney Gardens, Paxton Tower and the Botanical Gardens of Wales all of which are within easy reach.

The bungalow is in a poor condition with the accommodation comprising:

Door to:

Hallway

Bedroom 1 (14' 0" x 11' 5") or (4.27m x 3.47m)

Upvc window, radiator, brick fire place

Bedroom 2 (11' 5" x 11' 2") or (3.47m x 3.41m)

Upvc window, radiator, brick fire place.

Bedroom 3 (11' 4" x 11' 2") or (3.46m x 3.40m)

Upvc window, radiator, textured ceiling.

Bathroom (11' 9" x 7' 11") or (3.59m x 2.42m)

Upvc window, radiator, bath, close coupled Wc, pedestal wash hand basin.

Kitchen (19' 7" x 8' 0") or (5.98m x 2.44m)

wooden door, upvc window, work units, sink.

Lounge (14' 8" x 13' 1") or (4.48m x 3.99m)

Aluminium sliding doors.

Local Authority

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

Broadband and Mobile phone

Broadband and mobile signal is deemed to be good in this location. Please check with your provider.

Viewing

BY APPOINTMENT WITH THE SELLING AGENTS. Please be aware that the property is derelict with very over grown gardens and grounds.

Services

Mains drainage, mains water, mains electricity

Tenure

Freehold

Llanfynydd, Carmarthen, Carmarthenshire.

Directions

From Llandeilo take the main A40 for Carmarthen. Proceed on this road for approx 5 miles and at Dryslwyn Square take the right turn sign posted Llanfynydd. (Mazda Garage Sign) Pass up through the village of Cwrt Henri and carry on this road passing Pantglas holiday complex is on your left and at the T Junction turn right and after approx 1 mile, fork right into the village and pass the development on the left. Turn left and the property will be found on the left hand side.

