



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

6 Llys Pencrug Llandeilo Carmarthenshire.

Price **£439,950**



- Detached 4/5 Bedroom Family Home
- In the much sought after Cul-de-sac of Llys Pencrug
- Oil Central Heating
- Double Glazing
- Large lawned garden to the rear and patio
- Ample Parking Space
- Family Bathroom, Shower Room & Ensuite
- 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

Situated in a convenient location within Llandeilo town, this spacious 4/5 bedroom family home which lends itself to include a self contained annexe. Large enclosed rear garden and ample parking space. It has the benefit of oil central heating and double glazing.

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Llys Pencrug, Llandeilo, Carmarthenshire.

Property Description

A detached spacious 4/5 bedroom family home built of conventional construction with the benefit of oil central heating and double glazing.

Situated on on a highly sought after residential development on a small cul de sac, a short distance of the town centre of Llandeilo which offers a wide and varied range of amenities to include boutique shops, popular cafes, offices and schools with good transport links.

Llandeilo is situated in the Towy Valley and is centrally located for the M4, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively. Leisure amenities are available within walking distance to include Tennis Courts, playing fields, Penlan park, Dynevor Park with its Historic Castle, nature walks and wildlife reserve.

The area is well known tourist destination with popular attractions of Dinefwr, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

The spacious accommodation lends itself to include an annexe, comprising entrance hall, snug/sitting room, bedroom/study, shower room, lounge/dining room, kitchen/breakfast room and utility room on the ground floor and 4 bedrooms, family bathroom and ensuite shower room at first floor. Occupying a spacious plot with enclosed private rear garden.

Double Glazed Door

With side panel to:

Entrance Hall

Radiator, open balustrade staircase to first floor, tiled floor and double glass panelled doors to the lounge. Coved ceiling and understairs cupboard.

The snug/study, bedroom and shower room makes an ideal annexe for an extended family.

Snug/Sitting Room (10' 7" x 9' 0") or (3.23m x 2.74m)

Large double glazed window, coved ceiling and radiator. Door to:

Bedroom 5/Study (6' 5" x 10' 7") or (1.96m x 3.23m)

Coved ceiling, radiator and vinyl flooring.

Shower Room (3' 9" x 9' 3") or (1.15m x 2.83m)

With large shower enclosure, vanity wash hand basin and low level wc. Radiator, extractor fan and part tiled walls. Coved ceiling, double glazed window, vanity light and shaver point.

Lounge/Dining Room (26' 1" x 11' 8") or (7.94m x 3.55m)

2 radiators, feature fireplace with lpg fire, timber surround, granite back plate and hearth. Coved ceiling, patio doors to rear garden, TV point, 2 double glazed windows and laminate floor.

Kitchen/Breakfast Room

With a range of wall, base, drawer and display cabinets with lighting, plate rack, fitted worktops, stainless steel sink unit and mixer tap and plumbing for dish washer. Double oven and 4 ring gas hob with stainless steel extractor hood over. Spot lights, down lights, part tiled and double glazed window. Radiator and coved ceiling.

Llys Pencrug, Llandeilo, Carmarthenshire.

Utility Room (6' 11" x 11' 7") or (2.12m x 3.53m)

With base and wall units, fitted worktop, fitted cupboard with central heating boiler and shelving. Double glazed door and window. Stainless steel sink unit and mixer tap. Coved ceiling and tiled floor.

First Floor

Landing with open balustrade, radiator, double glazed window, coved ceiling and access to roof space with loft ladder and light. Linen cupboard with radiator and slatted shelving.

Master Bedroom (11' 6" x 10' 11") or (3.51m x 3.32m)

Radiator, double glazed window, coved ceiling and built in mirrored wardrobe.

En-Suite Shower Room (10' 10" x 3' 10") or (3.30m x 1.18m)

With large shower enclosure with shower unit, bidet, pedestal; wash hand basin and low level wc. Extractor fan, vanity light and shaver point. Part tiled walls.

Bedroom 2 (15' 11" x 11' 8") or (4.84m x 3.56m)

With double glazed window, radiator, coved ceiling and built in wardrobe with double doors, hanging rail and shelving.

Bedroom 3 (11' 9" x 9' 10") or (3.57m x 2.99m)

Coved ceiling, radiator and built in double wardrobe.

Bathroom (5' 11" x 11' 3") or (1.80m x 3.42m)

With low level wc, pedestal wash hasin, jacuzzi bath with mixer tap and hand spray and low level wc. Laminate floor, part tiled walls, radiator and extractor fan. Coved ceiling, down lights and 2 double glazed windows.

Bedroom 4 (10' 10" x 18' 8" Max) or (3.29m x 5.70m Max)

Narrowing down to 2.13m. Double glazed window, radiator, coved ceiling and double wardrobe.

EXTERNALLY

The property is approached via a tarmacadam entrance drive with dwarf walling down to a gravelled area with pedestrian gate to rear and wrought iron gate to side patio and gravelled area.

Spacious rear enclosed garden laid to a lawned area with patio and gravelled area. Concrete base, ornamental trees, shrubs and bushes.

Oil tank, outside lights and water tap.

Broadband and Mobile phone

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

Local Authority

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

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains drainage.

Council Tax

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Directions

From our office continue down Rhosmaen Street to the Square and turn left in to New Road, continue up New Road into Carmarthen Road passing the Police Station on the left and turn right opposite the Rugby field into Lon Rhys. At the roundabout take the third turning to the right and the property will be found on the right hand side.

