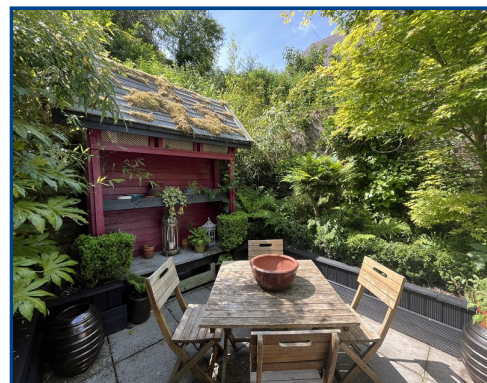
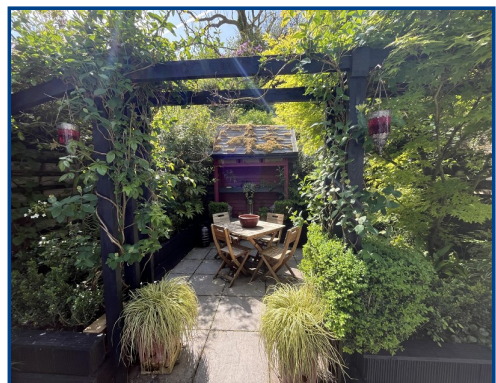
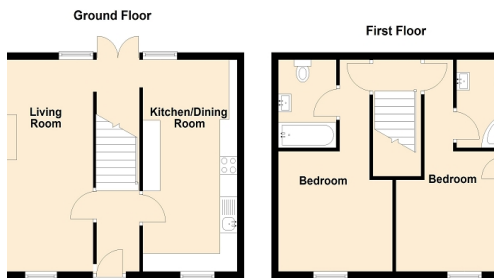
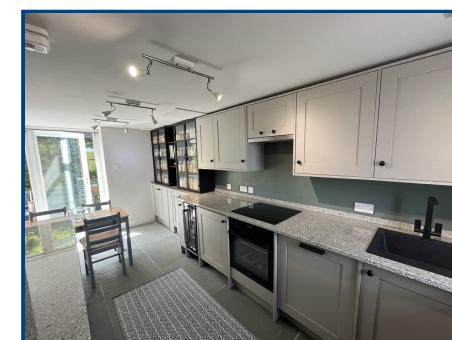
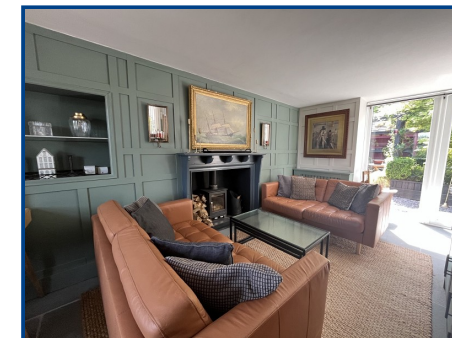




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Carmel Bach
Heol Y Capel
Carmel
Carmarthenshire
SA14 7SG

Price **£259,999**



- Detached Cottage With Two Double Bedrooms
- Two Ensuite's
- Contemporary Wi-Fi Connected Electric Smart Heating System
- Beautifully Maintained Throughout
- Enclosed Rear Garden and Off Road Parking For Two Cars
- Located In A Peaceful Location
- EPC: F30

General Description

Tucked away in the picturesque village of Carmel, "Carmel Bach" is a beautifully presented two bedroom detached cottage that combines timeless character with cosy modern comforts. This delightful home offers a rare opportunity to enjoy village life in a peaceful rural setting- perfect as a full time residence, holiday retreat , or investment.

Don't miss your chance to view this little gem. Contact us today to arrange a viewing!

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

EPC Rating: F30

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.

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

Web: **www.ctf-uk.com**

Heol Y Capel, Carmel, Carmarthenshire.

Property Description

Tucked away in the picturesque village of Carmel, "Carmel Bach" is a beautifully presented two bedroom detached cottage that combines timeless character with cosy modern comforts. This delightful home offers a rare opportunity to enjoy village life in a peaceful rural setting- perfect as a full time residence, holiday retreat , or investment.

The property welcomes you with a charming facade and an inviting interior featuring a spacious living room with a feature fireplace, a well appointed kitchen/ diner, and two generously sized bedrooms filled with natural light. Tasteful decor throughout retains the cottage's warmth and personality.

Outside, the cottage enjoys a private, enclosed garden- ideal for morning coffees, summer dining, or simply soaking up the tranquility of the surroundings.

Just a short drive from the nearby market towns, Carmel Bach is perfectly situated to offer the best of countryside living without sacrificing convenience. Carmel is well connected, with the nearby Cross Hands area providing access to the A48/M4 dual carriageway, facilitating travel to larger towns of Swansea and Carmarthen.

Timber Front Door

Entrance Hall

With flagstone tiled floor and stairs to first floor.

Living Room (19' 3" x 9' 0") or (5.86m x 2.74m)

Flagstone tiled floor, sash window to front with timber shutters. Timber panelled feature wall, log burner with tiled hearth, timber surround and mantle. Two electric radiators and telephone point.

Spacious walkway with shelving and double glazed french doors out into rear garden

Kitchen/ dining room (17' 5" Min x 8' 4") or (5.30m Min x 2.53m)

With electric radiator, flagstone tiled floor and sash window to front. Wall, base and drawer units. Glass fronted display cabinet, wine cooler, electric oven, induction hob and extractor fan above. Granite work surfaces, sink, drainer and mixer tap. Integrated appliances to include dishwasher, fridge, freezer and washing machine.

First Floor

Landing

double glazed sky light.

Bathroom 1 (9' 5" x 10' 0") or (2.87m x 3.06m)

Vaulted ceiling, exposed timber beams, sash window to front with timber shutters and wall lights.

Heol Y Capel, Carmel, Carmarthenshire.

En-Suite Bathroom (7' 10" x 5' 8") or (2.38m x 1.72m)

With tiled floor and part timber panelled walls. Towel warmer, down light and access to loft space. Built in vanity unit with soft close cupboards and drawers. Timber panelled bath with mixer tap and hand held attachment. Ceramic sink unit with mixer tap, pull switch, double glazed sky light and oak sliding door.

Bedroom 2 (10' 10" x 10' 3" Max) or (3.30m x 3.12m Max)

Electric radiator, sash window to front with timber shutters, vaulted ceiling with exposed timber beams. Built in cupboard with hanging rail and hot water cylinder.

En Suite (6' 2" x 5' 3") or (1.87m x 1.61m)

Part timber panelled walls, low level WC, double glazed sky light, wash hand basin with mixer tap and vanity below. Wall light, pull switch, towel warmer, down light, corner shower enclosure with part respatex wall and mains shower.

EXTERNALLY

Off road parking for two cars, front forecourt with dwarf hedging , outside wall lights and pedestrian access on both sides. Outside tap.

Rear enclosed low maintenance garden with shingle pathways, raised timber decking with timber storage. Raised beds with foliage, shrubs and ferns. Pergola and paved patio area. Outside light.

Viewing Arrangements

By appointment with the selling agent.

Broadband and Mobile phone

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

Local Authority

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

Agents Note

We are currently marketing the plot next door and the vendor is open to negotiations to include.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

C

Directions

From Llandeilo travel over the bridge into Ffairfach and at the traffic lights turn right onto the A476 road to Cross Hands. Proceed through Carmel and turn right atfer the sharp bend. Continue along this road the plot will be found on the left hand side.

