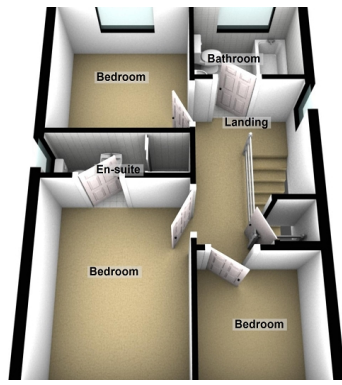
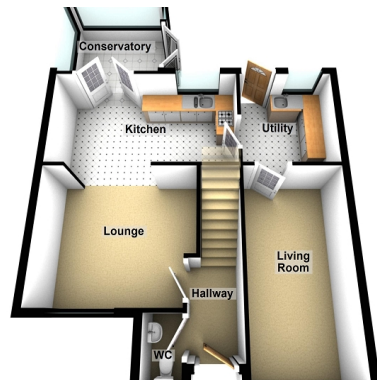




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**17 Ger Y Llan
Cwmifor
Llandeilo
Carmarthenshire.**

Price £259,950



- Detached Three Bedroom House
- Converted Garage- Ideal For Home Office, Gym or Additional Living Space
- Conservatory Overlooking The Garden
- Ample Off Road Parking
- Low Maintenance, Enclosed Rear Garden
- Peaceful Village Location
- NO ONWARD CHAIN
- EPC: PENDING

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

A detached three bedroom home situated in a sought after residential area. 17 Ger Y Llan offers a fantastic opportunity for families, first time buyers, or those looking to downsize without compromise.

Tel: 01558 823 601

Email: llandeilo@ctf-uk.com

Web: www.ctf-uk.com

Ger Y Llan, Cwmifor, Llandeilo, Carmarthenshire.

Property Description

Nestled in the village of Cwmifor, this detached three bedroom home offers a fantastic blend of comfort, versatility and outdoor space- perfect for families or those seeing a quieter lifestyle in a rural setting.

The property features a converted garage, ideal as a home office, hobby room or additional living space, giving flexibility to suit modern needs. A spacious conservatory to the rear adds to the living accommodation, creating a bright and welcoming area that overlooks the low maintenance rear garden.

Inside, the home is well-proportioned with three bedrooms, ensuite shower room off the principle bedroom, a lounge, kitchen/diner and utility room. The exterior boasts ample off- road parking, ensuring convenience for multiple vehicles.

Located within a small and peaceful development, 17 Ger Y Llan offers the best of both worlds- countryside tranquility with easy access to nearby Llandeilo, Llandovery and the wider Carmarthenshire region.

Double Glazed Door

to:

Hall

With radiator, coved ceiling and stairs to first floor.

Cloak Room (2' 7" x 6' 2") or (0.80m x 1.88m)

With low level WC, vanity wash hand basin, coved ceiling, double glazed window, tiled splash back and radiator.

Living Room (16' 1" x 7' 7") or (4.91m x 2.30m)

With radiator, double glazed window and access to roof space.

Lounge (12' 5" x 12' 7") or (3.78m x 3.84m)

Coved ceiling, radiator and double glazed window.

Kitchen/Dining Room (15' 8" x 12' 3") or (4.78m x 3.74m)

With fluorescent light, range of wall, base and drawer units. Five ring electric hob with extractor hood above, fitted worktops, double drainer, stainless steel sink unit with mixer tap. Two radiators, double glazed window, coved ceiling and double glazed doors to conservatory. Double electric oven and part tiled walls.

Conservatory (11' 0" x 8' 1") or (3.35m x 2.47m)

With polycarbonate roof, dwarf walls, double glazed windows and patio doors. Ceiling fan and light.

Utility Room (7' 6" x 8' 10") or (2.28m x 2.69m)

Range of wall and base units. Stainless steel sink unit, worktops, coved ceiling, plumbing for washing machine and dishwasher. Worcester oil central heating boiler, double glazed window and double glazed door.

First Floor

Ger Y Llan, Cwmifor, Llandeilo, Carmarthenshire.

Landing

Open balustrade, radiator, double glazed window, access to roof space. Airing cupboard with radiator and shelving.

Master Bedroom (11' 10" x 9' 4") or (3.61m x 2.84m)

With coved ceiling, double glazed window and radiator.

En-Suite Shower Room (4' 2" x 9' 3") or (1.27m x 2.83m)

With low level WC, pedestal wash hand basin, large shower enclosure with Mira electric shower unit. Tiled walls, radiator, double glazed window and extractor fan.

Bedroom 2 (6' 1" x 7' 6") or (1.86m x 2.29m)

Double glazed window, radiator and coved ceiling.

Bedroom 3 (8' 3" x 8' 8") or (2.52m x 2.65m)

Radiator, double glazed window and coved ceiling.

Bathroom (7' 1" x 5' 7") or (2.15m x 1.70m)

Pedestal wash hand basin, low level WC and panelled bath. Radiator, double glazed window, coved ceiling, fully tiled walls and vanity light.

EXTERNALLY

Parking for several cars to the front and outside light.

Low maintenance paved rear and side garden with raised borders.

Outside tap and light.

Agents Note

We have been informed that the carpets, blinds, curtains, washing machine, and dishwasher will remain in the property.

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.

Viewing

By Appointment With The Selling Agent.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

D

Directions

From Llandeilo take the main A40 for Llandovery for approx 2 1/2 miles turning left sign posted Cwmifor after 1/4 mile the entrance to Ger Y Llan can be found on the right hand side turning into the cul de sac where the property is on the right hand side.

