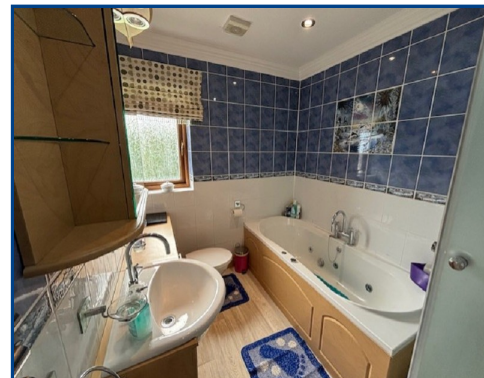
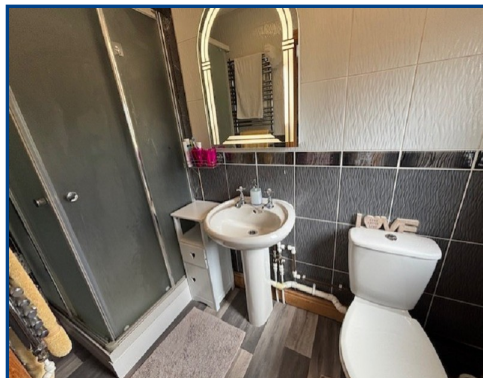
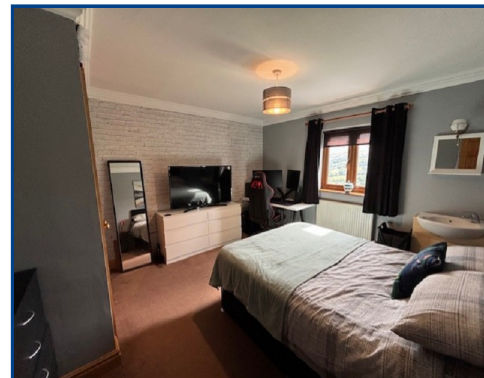
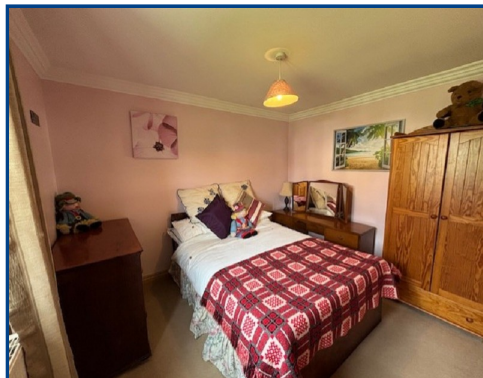




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Llygad Yr Haul
Gwynfe
Llangadog
Carmarthenshire.**

Price Guide **£445,000**



- Detached 4 Bedroom Modern Family Home
- With Stunning and Spectacular Far Reaching Views
- Double Garage
- Oil Central Heating
- Hardwood effect Double Glazing
- Gardens & Grounds of just under a quarter of an acre
- Semi Rural Location
- Just under 3 miles to Llangadog
- EPC: Pending

General Description

Stunning location in the village of Gwynfe, this spacious 4 bedroom modern family home with garage, standing in a large garden with stunning far reaching views over the surrounding area.

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.

Tel: **01558 823 601**

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

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

Gwynfe, Llangadog, Carmarthenshire.

Property Description

Llygad Yr Haul, a contemporary 4 bedroom detached house, perfectly positioned to offer stunning views across the rolling hills and foothills of the Black Mountains. Set within the village of Gwynfe in the heart of the Brecon Beacons National Park, this property blends modern comfort with dramatic natural surroundings.

Of conventional construction under a slated roof with the benefit of oil central heating and double glazing. The accommodation comprises entrance porch, hall, dining room, lounge, kitchen/breakfast room on the ground floor and 4 bedrooms, ensuite shower room and bathroom at first floor.

The property stands in a semi rural location in the Brecon Beacon National park at the foot of the Black Mountain noted for its natural beauty/wildlife and offers the opportunity for many outdoor activities including fishing, walking, horse riding and bird watching. The property is situated in a convenient location approximately 3 miles from the village of Llangadog with shopping facilities for day to day requirements, doctors surgery, junior school, public houses and station on the heart of Wales line from Shrewsbury to Swansea. The market towns of Llandeilo and Llandovery offer more comprehensive shopping, schooling and leisure facilities. The A40 trunk road gives good road access to other market towns of West Wales and to the capital city of Cardiff which is about 70 miles away.

Entrance Door

Double glazed entrance door with leaded glass insert into entrance porch.

Entrance Porch

Double glazed window, radiator and oak flooring, cornice coving and coat hooks.

Entrance Hall (11' 3" x 9' 9") or (3.42m x 2.98m)

Oak flooring, oak staircase with open balustrade to first floor, radiator, under stairs storage area, cornice coving and french doors. Down lights.

Dining Room (12' 1" x 11' 1") or (3.68m x 3.37m)

Oak flooring, dual aspect double glazed window, cornice coving, radiator and wall lights.

Lounge (23' 9" x 12' 4") or (7.25m x 3.76m)

Two radiators, double glazed window and double glazed french doors to rear. Feature stone fireplace with mantle and shelving either side. Cornice coving.

Inner Hall

Tiled floor, down lights and cornice coving.

Shower Room (6' 4" x 5' 9") or (1.92m x 1.75m)

Now used as wc and utility area. With Cornice coving, extractor fan, partly tiled walls and tiled floor. Plumbing for washing machine. Low level wc and vanity unit with wash hand basin and mixer tap. Pull switch and heated towel rail.

Utility Room (6' 4" x 6' 1") or (1.92m x 1.86m)

With wall and base units with stainless steel sink unit and mixer tap. Part tiled walls, tiled floor, appliance space, cornice coving, oil central heating boiler and double glazed window.

Kitchen / Breakfast Room (12' 4" x 12' 1") or (3.75m x 3.69m)

With a range or drawer, wall, display and base units with fitted worktops, wine rack and a breakfast bar. Ceramic bowl and a half sink unit with mixer tap, four ring electric hob with extractor hood above, double eye level electric oven, integrated dishwasher and fridge. Tiled alcove with Rayburn cooking range with hot plates and ovens. Cornice coving, part tiled walls and tiled floor. Spotlights, two double glazed windows and down lights. Radiator.

Sun Room (19' 5" x 8' 3") or (5.92m x 2.51m)

Radiator, tiled floor, double glazed windows and double glazed door to front with leaded glass. Down lights and door to garage

First Floor

Landing

Double glazed window, radiator, cornice coving, oak flooring, airing cupboard with hot water tank, slatted shelves and light,

Bedroom 1 (12' 6" x 8' 11") or (3.81m x 2.71m)

Cornice coving, radiator, built in wardrobe with hanging rail and shelves, TV point, double glazed window and shelving.

Bedroom 2 (12' 1" Max x 11' 0") or (3.68m Max x 3.36m)

TV point, cornice coving, radiator, double glazed window and built in cupboard with hanging rail, shelf and light.

Inner Landing

Access to roof space, oak flooring and down lights.

Bedroom 3 (12' 4" x 12' 1") or (3.76m x 3.69m)

Cornice coving, radiator, double glazed window, fitted wardrobe with hanging rail and shelves. TV point, wall light, vanity unit with hand basin and mixer tap.

Bathroom (8' 10" x 6' 5") or (2.69m x 1.96m)

With panelled Jacuzzi bath with mixer tap, vanity unit with built in low level wc and wash hand basin with mixer tap, cupboards and drawers. Separate shower enclosure with sliding door, heated towel rail, cornice coving, down lights and pull switch. Double glazed window, tiled walls and extractor fan.

Master Bedroom (12' 4" x 11' 5") or (3.77m x 3.47m)

Radiator, double glazed window, cornice coving, TV point, built in wardrobes with hanging rails and shelves.

En-Suite Shower Room (9' 0" x 3' 10") or (2.74m x 1.17m)

Shower enclosure with sliding door, low level wc and pedestal wash hand basin. Heated towel rail, tiled walls, extractor fan, mirror with light.

EXTERNALLY

Front tarmacadam drive to ample parking and turning area with space for mobile home.

Front lawned garden with dwarf walling with gravelled area, flower borders and rockery area.

Access either side of the property to the rear garden with fabulous and spectacular outstanding views over the surrounding area.

Spacious rear garden laid to lawned area

Store Shed

Oil tank

Concrete patio area to side

Double Garage (19' 3" x 18' 2") or (5.86m x 5.53m)

Up and over electric door, concrete floor, fluorescent light, two windows and access to roof space. Work bench and power points.

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. Please check with your provider.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains drainage. Oil central heating.

Council Tax

F

Directions

From Llandeilo proceed eastwards on the A40 towards Llandovery and after 6 miles at the mini roundabout turn right to Llangadog. Proceed into the village turning right immediately before the super market. Proceed straight over the common and after about 2 miles turn right to Gwynfe. Proceed into the village and the property will be found left hand side.

