

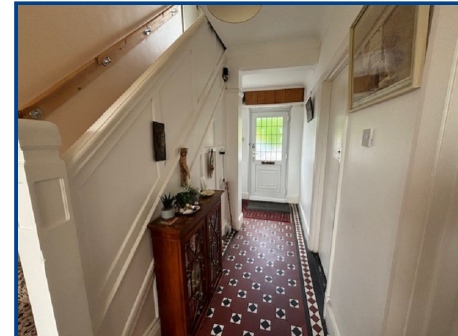
**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**Ceirios  
Broad Oak  
Carmarthen  
Carmarthenshire SA32 8QW**

Price **£449,950**



- Impressive Detached Family Home
- Amazing Views Over Neighbouring Farm Land & Beyond
- Four Bedrooms
- Two Reception Rooms
- Spacious Grounds
- Garage
- Oil Central Heating & Double Glazing
- Convenient Village Location
- EPC: D55



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

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**General Description**

An impressive four bedroom family home in the quiet and convenient village of Broad Oak. Viewing is highly recommended to appreciate the potential this property has!

**EPC Rating: D55**

Tel: **01558 823 601**

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

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



## Broad Oak, Carmarthen, Carmarthenshire.

### Property Description

We have pleasure in offering for sale this spacious four bedroom detached family home with the benefit of double glazing and oil central heating.

In the sought after location of Broad Oak Village, which lies approximately four miles from Llandeilo town centre which offers a wide and varied range of amenities to include cafes, shops, offices and schools. Conveniently located to Carmarthen town centre which is approximately 10 miles motoring distance which offers a larger range of amenities. The area is a well known tourist destination with popular attractions of Dinefwr Castle, Carreg Cennen Castle, Dryslwyn Castle, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

The property stands on a spacious plot with fabulous views of the neighbouring farmland and beyond.

The accommodation briefly comprises Entrance hall, Living Room, Kitchen, Dining Room and Four First Floor Bedrooms with family bathroom and WC.

### Double Glazed Door:-

#### Reception Hall (18' 0" x 6' 11" Max) or (5.49m x 2.11m Max)

Decorative Minton quarry tiled floor, two double glazed doors, leaded feature double glazed windows to the front and back. Under stairs cupboard, panelled wall, radiator, picture rail and coved ceiling.

#### Kitchen (12' 2" x 12' 6") or (3.70m x 3.82m)

With original quarry tiled floor, wall, base, display and drawer units. Part tiled walls, radiator, coved ceiling, three double glazed windows and door into side porch. Stainless steel bowl and a half sink unit with drainer and mixer tap. Space for cooker and extractor hood above, plumbing for washing machine, tiled alcove and strip light.

#### Side Porch (4' 8" x 4' 4") or (1.41m x 1.32m)

Quarry tiled floor, double glazed door and windows with poly carbonate roof.

#### Dining Room (12' 7" Max x 15' 0") or (3.83m Max x 4.57m)

Into Bay. Coved ceiling, alcoves, open fireplace with decorative tiled surround, radiator and double glazed bay window with views. (We have been informed by the vendor that there is original parquet flooring under the carpet)

#### Living Room (18' 0" x 12' 6") or (5.49m x 3.82m)

Picture rail, two radiators, two double glazed windows and double glazed patio doors. Coved ceiling, feature tiled surround, telephone point and TV point. (We have been informed by the vendor that there is original parquet flooring under the carpet)

### STAIRS TO FIRST FLOOR

#### Landing

With access to loft space, coved ceiling, radiator and double glazed window.

#### Bedroom (12' 6" x 9' 0") or (3.81m x 2.75m)

With radiator, picture rail, double glazed window and pull switch.

#### Separate WC (8' 6" x 3' 0") or (2.60m x 0.92m)

With fully tiled walls, radiator, double glazed window, low level WC, wash hand basin and coved ceiling.

#### Bathroom (8' 8" x 9' 0") or (2.63m x 2.74m)

Fully tiled walls, pedestal wash hand basin, radiator, panelled bath with mixer tap and hand held attachment. Low level WC, corner shower enclosure with Mira electric shower, pull switch and extractor fan.

#### Walk In Airing Cupboard (3' 5" x 5' 7") or (1.04m x 1.69m)

With radiator and slatted shelves.

#### Bedroom (14' 7" x 12' 7") or (4.45m x 3.84m)

With picture rail, coved ceiling, pull switch, double glazed bay window and radiator.

#### Study / Bedroom 4 (8' 11" x 6' 11") or (2.72m x 2.11m)

Radiator, double glazed window with views, laminate floor and telephone point.

#### Bedroom (14' 6" x 12' 6") or (4.42m x 3.81m)

With picture rail, coved ceiling, double glazed window to rear and radiator.

### EXTERNALLY

The property is approached along the tarmacadam drive.

Outside tap, Worcester external oil fired boiler and oil tank

Spacious garden to rear with an abundance of shrubs, bushes and fruit tree.

Paved pedestrian path and raised paved patio area to enjoy the amazing views over the surrounding farm land and beyond.

#### Outside Wc (5' 4" x 5' 1") or (1.63m x 1.55m)

Double glazed door, WC, shelving and concrete floor.

#### Store Room (6' 10" x 5' 6") or (2.08m x 1.67m)

Double glazed door and concrete floor.

#### Garage (10' 7" x 17' 11") or (3.23m x 5.47m)

Concrete block construction with up and over door, concrete floor and corrugated roof.

#### Attached Store (7' 1" x 9' 4") or (2.16m x 2.84m)

Double glazed door and double glazed window.

### Broadband and Mobile phone

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

### Viewing Arrangements

By Appointment of The Selling Agent.

### Local Authority

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

### Services

Mains electricity, mains water, mains drainage

### Tenure

Freehold

### Council Tax

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### Directions

From Llandeilo take A40 to Carmarthen and after 4 miles turn right into Broad Oak. Continue on this road for approximately half a mile, where the property will be found on the right hand side.

