



Twyn Yr Awel
11 Carmarthen Road
Llandeilo
Carmarthenshire SA19 6RP

Price **£450,000**



- A Spacious Detached 3 Bedroom Family Home
- Extended and Modernised in Recent Years
- Gas Central Heating & Double Glazing
- Cloakroom, 2 Ensuite Shower Rooms & Family Bathroom
- Utility Room & Workroom (former garage)
- Rear Balcony with fabulous far reaching views over Dinefwr Park and beyond
- Convenient Town Centre Location
- Driveway & Parking to Front
- 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 modernised and extended spacious 3 bedroom family home with breath taking views over the surrounding area. Viewing is highly recommended.

11 Carmarthen Road, Llandeilo, Carmarthenshire.

Property Description

This spacious property built of conventional construction under a tiled roof with spar rendered elevations, has been modernised and extended to provide a spacious home with laminate floors, modern kitchen and breakfast area, large family room, panelled doors, glass panelled landing, cloakroom, 2 ensuite shower rooms and family bathroom, double glazing, gas central heating and a balcony area taking advantage of the breath taking views over Dinefwr Park and beyond.

Situated in a convenient location within Llandeilo town within walking distance to local amenities to include bank, shops, offices and schools. The town offers an excellent bus service with good road links to Ammanford, Carmarthen, Swansea and Cardiff and of course the M4 Motorway junction at Pont Abraham.

Leisure amenities are available within walking distance to include tennis courts, playing fields, Penlan Park, Dinefwr Park with its Historic Castle, nature walks and wildlife reserves.

The spacious accommodation comprises Entrance Vestibule, Hall, Cloakroom, Family Room incorporating a large lounge area, dining area and study, kitchen/breakfast room, Utility room and work room (former garage) on the ground floor and on the first floor master bedroom with ensuite shower room and balcony with breathtaking views, bedroom 2 with ensuite shower room, bedroom 3 and family bathroom. Externally there is a front driveway providing ample parking and turning area and a rear lawned garden with summer house and patio area. Open aspect to the rear over the farmland beyond.

Entrance Vestibule

Outside light.

Entrance Hall

Built in coat cupboard, laminate floor, staircase to first floor and understairs storage cupboard.

Cloakroom (5' 8" x 4' 8") or (1.73m x 1.43m)

Built in vanity unit with wash hand basin with mixer tap and low level wc. Double glazed window, heated towel rail, tiled floor, down lights and extractor fan.

Family Room (35' 2" x 20' 7") or (10.73m x 6.28m)

Double panelled doors to a open plan family area comprising lounge, dining area and study.

Laminate floor, double glazed windows to front, side and rear and double glazed patio doors. Feature fireplace with fire surround and hearth with gas fire, built in shelving, 3 radiators, telephone point and TV point.

Kitchen / Breakfast Room (24' 2" x 12' 6" Max) or (7.36m x 3.80m Max)

With a range of wall, drawer and base units with quartz worktops, bowl and a half sink unit with mixer tap, built in electric oven with warming drawer, Everhot range comprising double oven with grill, hot plates and extractor hood over. Built in larder cupboards with space for fridge/freezer. Down lights, built in breakfast bar, wall cupboard and double glazed windows to front and rear. Plumbing for dish washer and extractor fan.

Utility Room (7' 5" x 8' 9") or (2.26m x 2.66m)

With a range of base and wall units, plumbing for washing machine, stainless steel bowl and a half sink unit with mixer tap, gas central heating boiler, fluorescent light, tiled floor and double glazed window to rear, Double glazed door to the side. Plumbing for washing machine.

Work Room (15' 11" x 8' 11") or (4.84m x 2.72m)

(former garage). Laminated floor, radiator, double glazed window to side, coat hooks and meter box.

First Floor

to:

11 Carmarthen Road, Llandeilo, Carmarthenshire.

Landing

With staircase from hall with glass panels. 2 double glazed windows, radiator and access to roof space. Laminate floor.

Bedroom 1 (21' 11" x 10' 3") or (6.68m x 3.13m)

With laminate floor, 2 radiators, telephone point and 2 double sliding patio doors out to a balcony area with stunning views.

En-Suite Shower Room (10' 11" x 7' 1") or (3.32m x 2.15m)

Built in vanity unit with cupboards and shelves, wash hand basin with mixer tap and mirror above and low level wc. Walk in wet room area with rainfall shower with mixer tap and respatex walls. Down lights, double glazed window, part tiled walls, heated towel rail and radiator.

Bedroom 2 (11' 0" x 10' 6") or (3.35m x 3.21m)

Double glazed window, radiator and stunning views to rear.

En-Suite Shower Room (6' 1" x 5' 0") or (1.85m x 1.53m)

With built in shower enclosure with electric shower unit, low level wc and vanity unit with wash hand basin and mirror above. Down lights and heated towel rail.

Bedroom 3 (14' 4" x 8' 10") or (4.38m x 2.70m)

With radiator, access to roof space, double glazed window and TV point. Stunning views to rear.

Bathroom (9' 9" x 8' 8") or (2.98m x 2.63m)

With panelled bath with concealed lighting, mixer tap and shower screen with over bath shower unit, built in vanity unit with wash hand basin and mixer tap with mirrored cabinet and low level wc. Part tiled walls, tiled floor, heated towel rail, extractor fan, velux roof light and built in Airing Cupboard with slatted shelves.

Balcony (20' 8" x 10' 3") or (6.30m x 3.13m)

With rails to front, exterior lights and power points. Fabulous views over the surrounding area towards Dinefwr Park and beyond.

EXTERNALLY

The property is approached via a front entrance brick drive with ample parking and turning area with dwarf walling with shrubs and borders. External power points.

To the rear of the house is a paved patio area with steps up to a lawned garden area with shrubs and borders. An open aspect to the rear with stunning views over the surrounding area.

Outside lights.

Summerhouse (13' 2" x 9' 2") or (4.01m x 2.80m)

narrowing down to 1.89m. Of timber construction.

Local Authority

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

Viewing

By appointment with Selling Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

G

Directions

From our office continue down Rhosmaen Street and turn left at the square into New Road. Continue up New Road passing the car park on the right and the property will be found on the left hand side.

