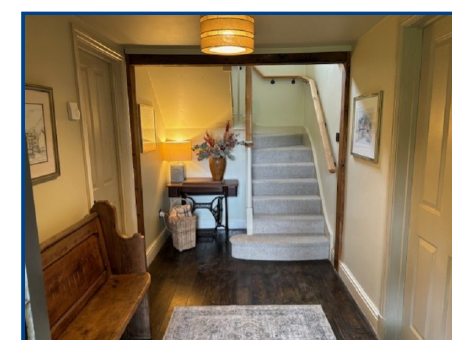
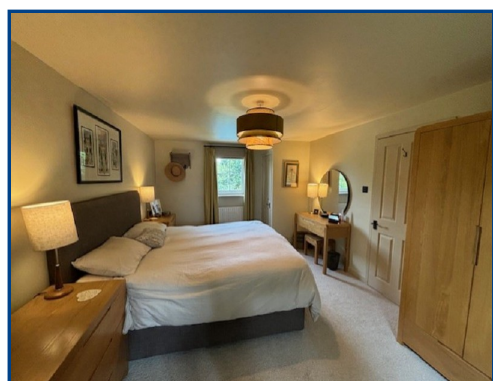
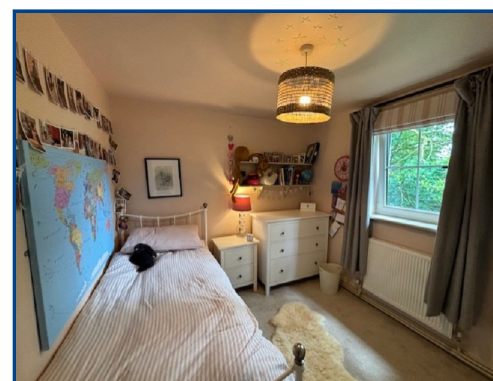
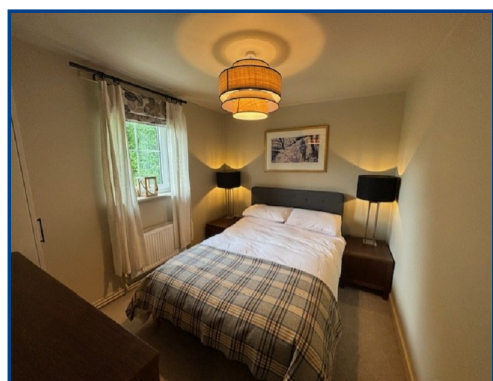


**Chartered Surveyor, Valuers,
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12 Offices Across South Wales

**Gorlan Fach
Salem
Llandeilo
Carmarthenshire.**

Price £475,000



- An Individual designed & built Detached 3 Bedroom House
- Attached Garage
- Oil Central Heating & Wood Burning Stoves
- Recently updated and modernised
- Double Glazing
- Shower Room & Bathroom
- Attractive Garden, Greenhouse, Store Shed & Wood/Bin Store
- Epc: D59

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 3 bedroom house and garage recently modernised and updated by the present owners to provide an attractive home with many attractive features to include front porch, boarded floors, hand made kitchen and wood burning stoves.

EPC Rating: D59

Salem, Llandeilo, Carmarthenshire.

Property Description

Gorlan Fach comprises an individually designed and built detached 3 bedroom house of traditional construction under slated roof with the benefit of oil central heating, wood burning stoves, new double glazing and new bathroom. Sympathetically modernised and updated providing a comfortable family home.

Situated in the scenic semi rural village of Salem approximately 3 miles from Llandeilo which offers a wide and varied range of amenities with the M4 junction at Cross Hands conveniently located giving access to the rest of the country. The Towy valley is a renowned tourist destination with attractions that include Carreg Cennen Castle, Trap, Dynevor and Dryslwyn Castles, Aberglasney Gardens and the National botanical gardens of Llanarthney are all within easy reach.

Externally the property is approached via an entrance drive with parking area and attractive gardens with flower beds, fruit bushes and raised gravelled patio area, verandah, greenhouse, kennel, wood store and garage.

The accommodation comprises entrance porch, entrance hall, lounge, dining room, open plan kitchen/breakfast room and sitting area, utility area and shower room on the ground floor with 3 bedrooms and bathroom at first floor.

Entrance Porch

Slab floor and outside light.

Entrance Hall (6' 6" x 15' 2") or (1.99m x 4.62m)

With radiator, attractive stained glass panelled door, boarded floor and open balustrade staircase to first floor

Lounge (18' 3" x 10' 8") or (5.55m x 3.24m)

With boarded floor, double glazed patio doors to garden, TV point, 2 radiators, timber surround fireplace with tiled insert, hearth and wood burning stove. Double glazed window.

Dining Room (17' 9" x 10' 10") or (5.40m x 3.31m)

With laminate floor, double glazed window to front, under stairs cupboard, double glazed window and door to rear. Radiator. Built in cupboard with shelving.

Open Plan Kitchen / Dining / Sitting Room (26' 1" Max x 19' 7") or (7.95m Max x 5.98m)

(narrowing down to 3.85m). Comprising:

Kitchen Area

With a range of hand made wall, display, drawer and base units with worktops. Belfast sink with mixer tap, plumbing for dishwasher, boarded floor and Rangemaster comprising double oven, warming drawer and grill with 6 lpg hob and stainless steel extractor hood above with tiled splashback. Free standing island with shelving and pendant ceiling lights above. Stable door and double glazed windows.

Living Room / Dining Room

With base units, fitted worktop, built in Larder cupboard, wood burning stove, TV point and access to roof space. 2 double glazed windows to front. 2 radiators, down lights and boarded floor.

Utility Area (5' 0" x 6' 8") or (1.52m x 2.03m)

Built in cupboards with plumbing for washing machine and appliance space. Boarded floor.

Shower Room (6' 6" x 6' 8") or (1.99m x 2.03m)

With radiator, double glazed window, pedestal wash hand basin, low level wc and shower enclosure with electric shower unit. Heated towel rail.

Sun Room (6' 11" x 16' 4") or (2.12m x 4.99m)

With shelves. Power and light. Stained glass window.

Salem, Llandeilo, Carmarthenshire.

First Floor

Landing with radiator, open balustrade and double glazed window.

Bedroom 1 (17' 9" x 11' 0") or (5.42m x 3.36m)

Airing cupboard with hot water tank and shelves. 2 double glazed window and radiator.

Bedroom 2 (10' 8" x 8' 8") or (3.26m x 2.65m)

With radiator and double glazed window.

Bedroom 3 (10' 8" x 8' 8") or (3.25m x 2.64m)

Radiator and double glazed window.

Bathroom (5' 11" x 6' 8") or (1.80m x 2.04m)

With vanity unit with wash hand basin and mixer tap, low level wc and panelled bath with glazed screen and respatex walls. Heated towel rail and double glazed window.

EXTERNALLY

The property is approached via a gravelled front entrance drive with forecourt garden area with abundance of shrubs and borders with pathway through to a side naturalised area and gate to the rear garden . Ample parking space.

To the rear of the property is an attractive lawned garden with gravelled area and raised patio. Flower boxes and fruits bushes.

Verandah with concrete patio.

Greenhouse and dog kennel

Oil tank and external central heating boiler

Outside light and tap

Timber Store Shed

Garage (16' 7" x 12' 0") or (5.05m x 3.67m)

With double timber doors and concrete floor. Power, light and shelving. Pedestrian door to front.

Wood/Bin Store (5' 11" x 8' 3") or (1.81m x 2.51m)

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 0267 234567.

Broadband and Mobile phone

The mobile signal and broadband is standard but please check with your provider. The vendors are currently with Starlink provider.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

D

Directions

From Llandeilo head North towards Llandovery. Take the first left hand turn after the roundabout at the bottom of the hill onto the B4320 signposted Talley. Continue on this road for approximately 2 miles taking a left hand turn signposted Salem. Continue to the T-junction and turn right into the village. Take a right turn into Golyg Y Gar and the property will be found a little further on the left hand side.

