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12 Offices Across South Wales

**Tandarra**  
**Heol Y Maerdy**  
**Ffairfach**  
**Llandeilo**  
**Carmarthenshire SA19 6PL**

Price **£399,950**



- Spacious Detached Bungalow
- Six Bedrooms
- Master Bedroom with Ensuite
- Ample Parking
- Large Rear Garden With Patio Area
- Views Over Neighbouring Farm Land
- Convenient Village Location
- Walking Distance to Primary and Secondary Schools
- EPC: F31

**EPC Rating: F31**

**General Description**

A detached six bedroom bungalow located in Ffairfach on the edge of Llandeilo town. Walking distance to the local Primary and Secondary Schools.

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

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**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](mailto:surveys@ctf-uk.com).

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## Heol Y Maerdy, Ffairfach, Llandeilo, Carmarthenshire.

### Property Description

A detached six bedroom bungalow situated in a private location with scenic views to the side. The property has the benefit of double glazing, owned solar panels, electric car charging point and oil heating.

Situated in a convenient location on the outskirts of the village of Ffairfach in a popular residential area close to local village amenities which include primary and secondary schools, shop and public houses etc and within walking distance of Ffairfach Railway Station. The market town of Llandeilo is approximately one mile distant and offers a wider range of amenities, and is centrally located for the M4, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively.

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 accommodation comprises entrance hall, lounge, play room/TV room, kitchen, dining room, hobby room, shower room, bathroom, six bedroom with the master having ensuite facilities.

### Double Glazed Door:-

### Entrance Porch

With attractive tiled floor and windowsills, double glazed windows, double glazed door, radiator and coat hooks.

### Entrance Hall

With laminate floor, radiator, coved ceiling, storage cupboard and access to loft space.

### Living Room (18' 9" x 12' 5") or (5.72m x 3.78m)

With double glazed french doors to front, log burner, laminate floor, TV point, two radiators and coved ceiling.

### Play Room/TV Room (11' 10" x 12' 5") or (3.60m x 3.79m)

With coved ceiling, laminate floor, radiator, TV point and double glazed window to front.

### Kitchen (10' 10" x 10' 11") or (3.30m x 3.34m)

With wall, base and drawer units, stainless steel one and a half bowl sink unit with drainer and mixer tap. Integrated oven with induction hob and extractor hood over. Plumbing for washing machine and dishwasher. Double glazed window and door, coved ceiling and down lights.

### Dining Room (10' 10" x 12' 4") or (3.31m x 3.75m)

With coved ceiling, double glazed window to rear, telephone and TV point. Radiator.

### WorkRoom/ Home Office (9' 11" x 9' 11") or (3.01m x 3.01m)

With fitted wall units, cupboard with hot water cylinder, wall mounted boiler, laminate floor, radiator, coved ceiling and double glazed window to rear.

## Heol Y Maerdy, Ffairfach, Llandeilo, Carmarthenshire.

### Shower Room (9' 3" x 4' 6") or (2.83m x 1.36m)

With coved ceiling, wash hand basin with vanity below, heated towel rail, corner shower unit with mains shower, part respatex wall, down lights, extractor fan and low level WC.

### Bathroom (7' 1" x 7' 6") or (2.17m x 2.29m)

With low level WC, wash hand basin with vanity unit below, two double glazed windows, fully tiled walls, pull switch, extractor fan, panelled bath with Triton electric shower, shower screen and heated towel rail.

### Bedroom (10' 0" x 7' 2") or (3.05m x 2.18m)

With laminate floor, radiator, double glazed window to rear and coved ceiling.

### Bedroom (10' 6" x 13' 2") or (3.21m x 4.02m)

With coved ceiling, radiator, laminate floor, double glazed window to side.

### Bedroom (6' 2" x 13' 2") or (1.87m x 4.02m)

With double glazed window to side, coved ceiling, laminate flooring and radiator.

### Bedroom (12' 9" x 6' 11") or (3.89m x 2.10m)

With laminate floor, radiator, coved ceiling and double glazed window.

### Master Bedroom (16' 8" x 11' 4") or (5.08m x 3.46m)

With built in mirrored wardrobes, coved ceiling, double glazed window and radiator.

### En Suite (11' 4" x 5' 10") or (3.45m x 1.77m)

With heated towel rail, wash hand basin with vanity unit below and mixer tap. Low level WC, double glazed window, down lights and coved ceiling. Panelled bath with mains shower, shower screen and mixer tap. Part respatex walls and extractor fan.

### EXTERNALLY

Tarmacadam drive and ample parking area. Side access to rear garden with steps up to large patio area, lawned section and summer house. Electric car charger point, external oil boiler, oil tank, outside tap and light.

### Broadband and Mobile phone

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

### Viewing Arrangements

By appointment with the selling Agent.

### Local Authority

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

### Agents Note

We have been informed that the property has owned Solar Panels that provide free electricity and hot water throughout spring and summer with standing charges only to be paid.

### Services

Mains electricity, mains water, mains drainage

### Council Tax

E

### Directions

From Llandeilo continue over the bridge into Ffairfach. At the mini roundabout continue straight ahead on the A483 to Ammanford. Continue over the railway crossing and up the hill passing Caeglas on the left hand side and take the left hand turn into Heol Y Maerdy where the property will be found on the left hand side.

