



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



Derwen Deg
Salem
Llandeilo
Carmarthenshire SA19 7LY

Price **£449,950**



- Spacious Modernised Detached 4 Bedroom Bungalow
- Double Garage & Greenhouse
- Spacious Plot with Front and Rear Garden Area
- Oil Central Heating & Double Glazing
- Popular Village Location
- Ample Parking and Turning Area
- 2 Reception Rooms, 4 Bedrooms, Shower Room & Bathroom
- EPC: D56



EPC Rating: D56

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 modern four bedroom bungalow located in the charming village of Salem.

Tel: **01558 823 601**

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

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

Salem, Llandeilo, Carmarthenshire.

Property Description

A spacious four bedroom detached bungalow built of traditional construction under a tiled roof with brick and rendered elevations. Externally the property stands on a spacious plot with front lawned garden and driveway with ample parking and turning area and double garage and to the rear an enclosed garden with an open aspect with attractive feature pond, patio areas, greenhouse and summer house.

The property is located in the scenic village of Salem with a place of worship and village hall. Llandeilo is some 3 miles away and offers a wide and varied range of amenities to include doctors surgery, cafes, shops, offices and schools. The M4 Motorway junction at Cross Hands is within easy commuting distance giving access to the rest of the country. Local attractions in the area include Carreg Cennen, Trap, Dynevor and Dryslwyn Castles, Aberglasney Gardens and the National Botanical gardens at Llanarthney.

The accommodation briefly comprises; entrance door, hall, shower room, lounge, dining room, conservatory, kitchen/breakfast room, utility, 4 bedrooms and bathroom.

Entrance Door

Double glazed entrance door with side panel to:

Hall

With tiled floor and down lights.

Shower Room (11' 8" Max x 5' 7") or (3.55m Max x 1.69m)

With low level wc, wash hand basin with mixer tap and built in shower area with large shower head and hand shower spray. Fully tiled walls and floor, 2 double glazed windows, down lights and radiator.

Lounge (24' 0" x 13' 3") or (7.32m x 4.03m)

With coved ceiling, feature fireplace with oak beam and slate hearth with Arrow wood burning stove. 2 radiators, double glazed window and double glazed french doors with side panels to front. TV point.

Dining Room (10' 1" x 17' 10") or (3.08m x 5.44m)

With 2 radiators, double glazed door and large window to conservatory. Telephone point and coved ceiling.

Conservatory (9' 7" x 10' 9") or (2.91m x 3.27m)

With tiled floor, double glazed windows and patio doors to side.

Kitchen / Breakfast Room (12' 10" x 11' 9") or (3.92m x 3.58m)

With a range of modern wall, base and drawer units with fitted worktops, integrated fridge, double oven with warming tray and microwave, 5 ring ceramic hob with Faber extractor fan. Central unit with stainless steel sink with mixer tap with hand spray, integrated dish washer and bin storage area. Grant oil central heating boiler. Breakfast bar area, part tiled walls, radiator, coved ceiling, double glazed window and door to utility.

Utility Room (6' 5" x 7' 2") or (1.95m x 2.18m)

Plumbing for washing machine, double glazed door and window. Stainless steel sink with mixer tap, base and wall units, larder cupboard and part tiled wall.

Inner Hall

With radiator, coved ceiling, down lights, built in cupboard and Airing Cupboard with radiator and shelving.

Bedroom 1 (14' 8" x 9' 9") or (4.46m x 2.97m)

With radiator, double glazed window, fitted wardrobe with louvre doors and coved ceiling.

Inner Hall

With coved ceiling, airing cupboard with shelves and access to roof space.

Bathroom (7' 11" x 8' 9" Max) or (2.42m x 2.66m Max)

With free-standing bath with claw feet and mixer tap and hand shower spray, vanity unit with circular wash hand basin and low level wc. Coved ceiling, double glazed window, tiled floor to ceiling, pull switch and radiator.

Bedroom 2 (11' 9" x 11' 11") or (3.59m x 3.63m)

With coved ceiling, radiator and double glazed window.

Bedroom 3 (11' 11" x 11' 9") or (3.63m x 3.58m)

With radiator, coved ceiling and double glazed window.

Bedroom 4 (7' 9" x 11' 7") or (2.37m x 3.53m)

With fitted wardrobe with louvre doors, radiator, coved ceiling, TV point and double glazed window.

EXTERNALLY

The property is approached via an entrance drive to a tarmac driveway with ample parking with turning area.

Front lawned garden with slate gravel flower beds.

Outside tap and oil tank.

Double Garage (20' 0" x 20' 2") or (6.10m x 6.14m)

Concrete block construction, concrete floor, power and light. 2 up and over doors, 2 windows and side door.

Garden

Spacious rear lawned garden area with shrubs and borders with an open aspect over neighbouring countryside.

Greenhouse

Vegetable and flower areas.

Side patio with feature pond. Outside light.

Summer House (7' 11" x 8' 8") or (2.42m x 2.64m)

Of timber construction.

Services

Mains water, electricity and drainage. Oil central heating.

Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel: 01267 234567

Viewing

By appointment with selling agents on 01558 823601.

Broadband and Mobile phone

The mobile signal and broadband is standard but please check with your provider.

Services

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

Tenure

Freehold

Council Tax

F

Directions

From Llandeilo take the A40 towards Llandovery. After the roundabout take the B4302 Talley road for approximately 2.5 miles and turn left for Salem. Proceed to the T junction and turn right towards the village and the property will be found on the left hand side before the Angel Inn.

