



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

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

**Derwen Deg  
Salem  
Llandeilo  
Carmarthenshire  
SA19 7LY**

Price **£399,950**



- 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

#### General Description

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



**EPC Rating: D56**

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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 some 3 miles from Llandeilo which 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 Aarrow 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 tarmacadam 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

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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.

