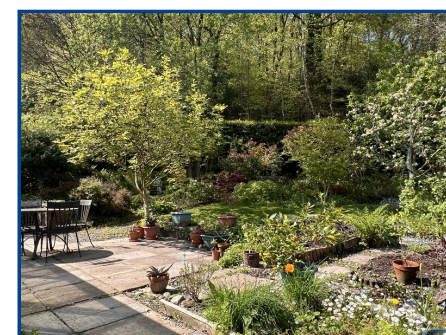




**Bryndulais
Llanwrda
Carmarthenshire.**

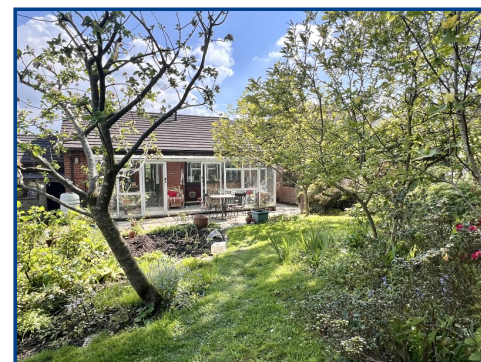
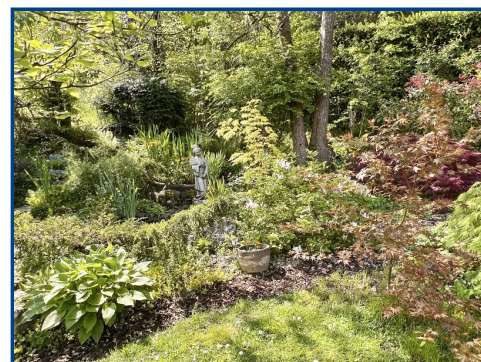
Price **£240,000**



- Detached 2 Bedroom Bungalow
- Living Room, Kitchen, Conservatory & Bathroom
- Beautifully Maintained Front & Rear Gardens
- Garage & Off Road Parking
- Village Location

General Description

12 Bryndulais is a detached 2 bedroom bungalow standing on a generous plot with off road parking and garage. The accommodation comprises; living room, kitchen, conservatory and bathroom. To the front is a gravelled area leading to rear garden with patio area and garden sheds.



Viewing: **01550 720 440**

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

Email: **llandoverly@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.

Bryndulais, Llanwrda, Carmarthenshire.

Property Description

12 Bryndulais is a detached 2 bedroom bungalow standing on a generous plot with off road parking and garage. The accommodation comprises; living room, kitchen, conservatory and bathroom. To the front is a gravelled area leading to rear garden with patio area and garden sheds.

The A40 trunk road runs through the village about 1/4 mile from the bungalow allowing access to the market towns of Llandovery about 3 miles and Llandeilo about 9 miles.

The market town of Llandovery benefits from comprehensive shopping facilities with a variety of shops, doctors surgery, cottage hospital, public houses/restaurants, junior school and Llandovery College in the private sector together with a swimming pool and a supermarket on the outskirts of the town. In addition there is the upper Towy Valley village of Llangadog with further facilities of mini market, butchers, post office and other useful outlets within about 3 miles.

Entrance Porch

With tiled floor.

Entrance Hall

With radiator. Access hatch to roof space.

Bedroom 1 (11' 04" x 10' 0") or (3.45m x 3.05m)

Plus bay window. Radiator.

Bedroom 2 (12' 05" x 10' 01") or (3.78m x 3.07m)

With radiator.

Bathroom (11' 01" x 5' 10") or (3.38m x 1.78m)

With panelled bath and Mira shower over. Low level wc. Pedestal wash hand basin. Extractor fan. Part tiled walls. Airing cupboard and Worcester boiler.

Living Room (14' 04" x 13' 04") or (4.37m x 4.06m)

With log burner in surround and bressumer over. Oak laminate flooring. 2 radiators.

Kitchen (11' 0" x 9' 01") or (3.35m x 2.77m)

With a range of floor and eye level drawers and cupboards. Sink and drainer. Beko oven

with 4 ring electric hob and extractor fan over. Plumbing for washing machine. Radiator. Part tiled walls.

Conservatory (22' 01" x 7' 06") or (6.73m x 2.29m)

With sliding doors to rear garden. Concrete floor.

Externally.

To the front of the property is a gravelled area with a range of plants, off road parking and garage. At the rear of the property is a spacious garden offering a wide range of plants, shrubs and trees along with 2 ornamental ponds. Below is a list of plants received from the vendor; Pieris, Photinia Red Robin, Variegated Photinia, 4 x Magnolias including Yellow River var, 4 x Camellias. Hamamelis mollis, 5 x Acers. Various Azaleas and Ornamental Rhododendrons, 3 x Quince japonica. Bird Cherry, Sweet Chestnut, and Horse Chestnut. Bramley Apple, Egremont Apple and Quince tree. Plus a variety of other flowering shrubs.

Garage

With up and over door. Concrete floor.

Bryndulais, Llanwrda, Carmarthenshire.

Services

With mains water, electricity and drainage. LPG central heating via shared storage tank supplying the estate with individual meters for each property.

Broadband and Mobile phone

Superfast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Council Tax

Band D.

Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

Viewing

Strictly by appointment please through the selling agents Messrs Clew Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Tenure

Freehold

