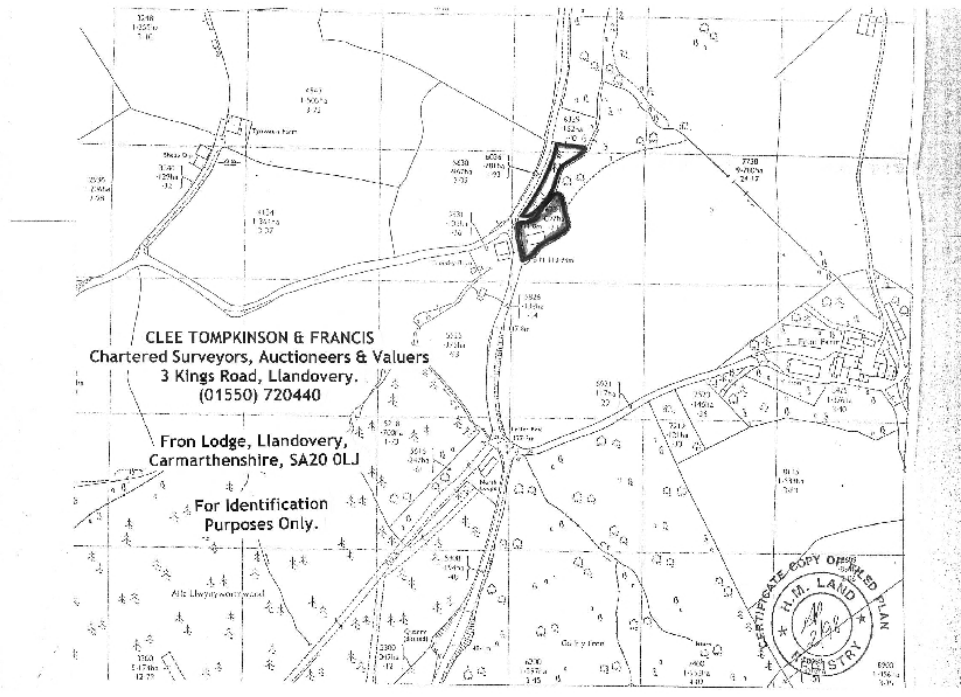


Ground Floor



Llandoverly Carmarthenshire.

Price **£350,000**



- Detached 3 Bedroom Bungalow
- Living Room With Dining Area, Kitchen, Sun Room & Bathroom
- Detached Garage & Off Road Parking
- Approximately 0.4 Acres Of Gardens Bisected By Stream & With Wooded Area
- 1 Miles From The Market Town Of Llandoverly

EPC Rating: G18

General Description

A detached 3 bedroom bungalow set in approximately 0.4 acres. The property includes 3 bedrooms, living room with dining area, kitchen, sun room and bathroom.



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.

Llandovery, Carmarthenshire.

Property Description

A detached 3 bedroom bungalow set in approximately 0.4 acres. The property includes 3 bedrooms, living room with dining area, kitchen, sun room and bathroom. Grounds extend to approximately 0.4 acres which are bisected by a stream with lawned area and soft fruit orchard to one side and woodland glade to the other.

The property lies within the Brecon Beacons National Park and is about 1 mile from the market town of Llandovery which benefits from good shopping facilities with a variety of shops, post office, patisserie, butcher, library, ice cream parlour, doctors surgery and cottage hospital, junior school and Llandovery College in the private sector together with a swimming pool and a supermarket on the outskirts of the town.

The accommodation comprises as follows:

Entrance Porch (6' 01" x 3' 10") or (1.85m x 1.17m)

With tiled floor.

Sun Room (11' 11" x 8' 08") or (3.63m x 2.64m)

With radiator. Tiled floor. Dual aspect windows.

Separate Toilet (5' 03" x 3' 03") or (1.60m x 0.99m)

With low level wc and wash hand basin. Tiled floor. Radiator.

Kitchen (13' 11" x 13' 03") or (4.24m x 4.04m)

With a range of floor and eye level cupboards. Stainless steel sink and drainer. LPG Rayburn serving central heating. Dual aspect windows. Part tiled walls. Tiled floor. Plumbing for washing machine and dishwasher.

Rear Hall

With access hatch to loft space. Airing cupboard. Radiator.

Bedroom 1 (12' 05" x 8' 11") or (3.78m x 2.72m)

With radiator. Storage cupboard.

Bedroom 2 (10' 03" x 8' 11") or (3.12m x 2.72m)

With radiator.

Bathroom (5' 11" x 5' 10") or (1.80m x 1.78m)

With low level wc, pedestal wash hand basin and bidet. Corner shower cubicle with Mira shower. Part tiled walls. Tiled floor. Radiator.

Bedroom 3 (9' 11" x 7' 11") or (3.02m x 2.41m)

With radiator.

Living Room (13' 08" x 13' 0") or (4.17m x 3.96m)

With feature fireplace and electric fire. Radiator.

Dining Area (13' 08" x 8' 01") or (4.17m x 2.46m)

With two radiators. Door to porch.

Externally.

The property is approached by a gated entrance leading to off road parking for several vehicles.

The property sits in approximately 0.4 acres of grounds consisting of lawned area together with range of fruit trees and bushes with

flower borders. The land is separated by a small stream beyond which is a woodland glade. The property also benefits from a range of outbuildings including potting shed and 3 garden sheds.

Garage (18' 01" x 12' 01") or (5.51m x 3.68m)

Of block construction with concrete floor. Door to rear workshop.

Services

With mains water and electricity. LPG central heating. Private drainage.

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.

