

Ground Floor



Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

14 Offices Across South Wales

Bethlehem Llandeilo Carmarthenshire.

Price **£380,000**



- Well Maintained Detached 3 Bedroom Bungalow
- 2 Reception Rooms, Kitchen, Utility & Bathroom
- Detached Garage With Electric Door
- Lawned Garden To The Front & Side With Yard & Decking To The Rear
- Off Road Parking For Several Vehicles
- Located In The Hamlet Of Bethlehem

General Description

A fine opportunity to purchase a detached 3 bedroom bungalow situated in a rural location on the outskirts of the hamlet of Bethlehem and approximately 5 miles from the picturesque market town of Llandeilo. The spacious and well maintained property comprises; living room, dining room, kitchen, utility, 3 double bedrooms and bathroom. To the front and side of the property is a lawned garden with yard and decking area to the rear. The property also benefits from a detached garage.

EPC Rating: E48



Viewing: **01550 720 440**

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

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

Important notice

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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.

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Bethlehem, Llandeilo, Carmarthenshire.

Property Description

A fine opportunity to purchase a detached 3 bedroom bungalow situated in a rural location on the outskirts of the hamlet of Bethlehem and approximately 5 miles from the picturesque market town of Llandeilo. The spacious and well maintained property comprises; living room, dining room, kitchen, utility, 3 double bedrooms and bathroom. To the front and side of the property is a lawned garden with yard and decking area to the rear. The property also benefits from a detached garage.

Llandeilo provides a mix of supermarkets and food stores combined with numerous interesting independent shops alongside a number of pubs, hotels, restaurants and cafes. The town also benefits from a newly built secondary school in Ffairfach. The village of Llangadog lies approximately 3 miles away, the area around the village is almost entirely devoted to farming or forestry enterprises and there are fine opportunities in the area for most forms of country pursuits. The village has a number of shops including mini-market, butchers, post office/general store together with place of worship, public houses, doctors

surgery, junior school, variety of sporting clubs and organisations.

Entrance Porch

With tiled floor.

Entrance Hall

With storage cupboard. Airing cupboard with radiator and additional shelved cupboard. Access hatch to roof space. Radiator.

Living Room (18' 09" x 12' 04" Max) or (5.72m x 3.76m Max)

With log burner in brick surround, slate hearth and mantel over. Bay window with oak sill. Radiator.

Kitchen (13' 07" x 12' 01") or (4.14m x 3.68m)

With floor and eye level drawers and cupboards. Stainless steel sink and drainer. Beko oven and Beko 4 ring electric hob with extractor over. Part tiled walls.

Utility Room (11' 09" x 5' 10") or (3.58m x 1.78m)

With stainless steel sink and drainer. Storage cupboard. Plumbing for washing machine. Worktop. Tiled floor. Oil fired Worcester boiler.

Bethlehem, Llandeilo, Carmarthenshire.

Dining Room (12' 02" x 8' 09") or (3.71m x 2.67m)

With serving hatch to kitchen. Radiator.

Bedroom 1 (12' 10" x 9' 03") or (3.91m x 2.82m)

With radiator.

Bedroom 2 (15' 10" x 11' 10") or (4.83m x 3.61m)

With built in wardrobe. Radiator.

Bedroom 3 (13' 04" x 8' 10") or (4.06m x 2.69m)

With radiator.

Bathroom (9' 05" x 5' 07") or (2.87m x 1.70m)

With P shaped bath having shower over. Low level wc. Pedestal wash hand basin. Part tiled walls. Heated towel rail. Extractor fan.

Externally.

To the front of the property is a lawned garden with off road parking for several vehicles leading to side garden and rear decking and concrete area with raised sleeper beds. Chicken Coop. Wendy house. Log store.

Garage (23' 05" x 18' 01") or (7.14m x 5.51m)

Of block construction with profile sheet roof. Concrete floor. Up and over electric door. Oil tank.

Local Authority

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

Broadband & Mobile Signal

Ultrafast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be likely.

Viewing

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

Tenure

Freehold

Council Tax

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