

**Cilycwm
Llandovery
Carmarthenshire.**

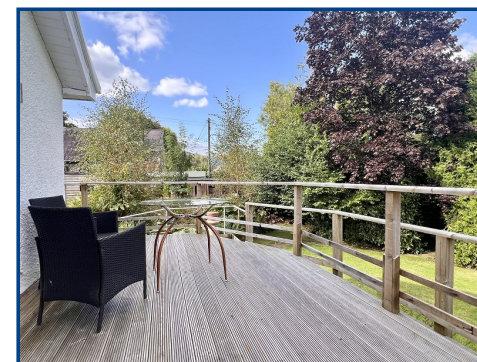
Price **£445,000**



- Well Maintained 5 Bedroom Detached Bungalow
- 2 Reception Rooms, Kitchen, Utility, Shower Room & Bathroom
- Set In Approximately 0.8 Acres Of Grounds
- Range Of Useful Outbuildings & Ornamental Pond
- Detached Double Garage & Off Road Parking
- Located Within The Village Of Cilycwm

General Description

The sale of this deceptively spacious family home offers a fine opportunity to purchase a beautifully maintained 5 bedroom bungalow set in approximately 0.8 acres and located within the quaint village of Cilycwm.



Viewing: **01550 720 440**

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

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

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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.

Property Description

The sale of this deceptively spacious family home offers a fine opportunity to purchase a beautifully maintained 5 bedroom bungalow set in approximately 0.8 acres and located within the quaint village of Cilycwm.

The immaculate property which was renovated by the current owners comprises; 5 bedrooms, 2 reception rooms, kitchen, utility, shower room & bathroom. Externally, the property sits in approximately 0.8 acres of sweeping gardens with decking area, ornamental pond, multiple outbuildings and detached double garage yet located only a short walk from the village centre.

The village of Cilycwm includes the local Parish Church with the historic market town of Llandovery approximately 3 miles away and offers comprehensive shopping facilities with a variety of shops, post office, patisserie, ice cream parlour, butcher, doctors surgery, cottage hospital, public houses/restaurants, junior school and Llandovery College in the private sector together with swimming pool and supermarket on the outskirts of town.

The accommodation comprises as follows:

Kitchen (18' 06" x 10' 08") or (5.64m x 3.25m)

A stylish kitchen with floor and eye level drawers and cupboards. Eye level double ovens. 4 ring induction hob with extractor over. Fridgemaster fridge freezer. Belfast sink.

Plumbing for washing machine. Dual aspect windows. Part tiled walls. Recess lighting. Radiator. Door to rear.

Dining Room (18' 11" x 11' 05") or (5.77m x 3.48m)

With radiator and recess lighting.

Living Room (23' 10" x 14' 09") or (7.26m x 4.50m)

With log burner and tiled hearth. Recess lighting. 2 Radiators.

Bedroom 1 (19' 11" x 14' 08") or (6.07m x 4.47m)

With recess lighting and 2 radiators. Door to external decking area.

Measurement includes En-Suite with low level wc, bidet, wash hand basin with cupboard beneath. Walk in shower. Mirror with light over. Heated towel rail and extractor fan.

Utility Room

With plumbing for washing machine. Radiator. Part tiled walls. Extractor fan. Door to rear.

Rear Hall

With door to rear. Access hatch to roof space. Radiator.

Shower Room (7' 02" x 5' 04") or (2.18m x 1.63m)

With low level wc, wash hand basin and cupboard under with illuminated mirror over. Walk in shower. Respatex walls. Recess lighting. Extractor fan. Heated towel rail.

Bathroom (8' 01" x 7' 04") or (2.46m x 2.24m)

With panelled bath. Low level wc. Wash hand basin and cupboard under. Heated towel rail. Recess lighting. Part tiled walls and extractor fan.

Bedroom 2 (13' 08" x 11' 01") or (4.17m x 3.38m)

With radiator.

Bedroom 3 (13' 08" x 11' 01") or (4.17m x 3.38m)

With radiator.

Bedroom 4 (10' 10" x 9' 01") or (3.30m x 2.77m)

With radiator.

Bedroom 5/Office (10' 11" x 8' 11") or (3.33m x 2.72m)

With radiator.

Externally.

The property is accessed via a gated entrance leading to sweeping lawned gardens to the front and rear. To the side of the property is the Detached Double Garage leading to raised decking area overlooking the rear garden which also benefits from a range of storage sheds, wood stores and potential dog kennel. At the bottom of the garden there is a tranquil stream boundary with further ornamental pond and patio area. Within the garden there is a range of bushes, plants, shrubs and trees which includes tulip tree, copper beech,

dogwood, maple, rhododendron and gunnera.

Detached Garage (26' 07" x 17' 05") or (8.10m x 5.31m)

To the side of the property is a Detached Double Garage with up and over door and side access.

Services

With mains water, electricity and drainage. Central heating via LPG gas boiler which is approximately 5 years old.

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 Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Broadband & Mobile Signal

Broadband is available in the vicinity and the mobile phone signal in the area is deemed likely.

Tenure

Freehold

Council Tax

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