



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

Bryndulais Llanwrda Carmarthenshire.

Price **£225,000**



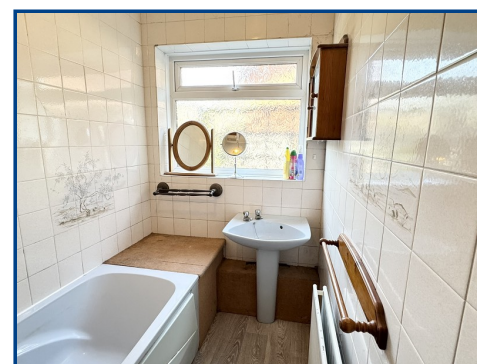
- Detached 3 Bedroom Bungalow
- Kitchen/Living/Dining Room, Living Room, Bathroom & Separate WC
- Garage With Off Road Parking To The Front
- Front & Rear Gardens
- Quiet Cul-De-Sac Location

General Description

A detached 3 bedroom bungalow with accommodation comprising; kitchen/living/dining room, living room, bathroom, separate wc & garage.

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

EPC Rating: D57



Viewing: **01550 720 440**

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

Email: **llandovery@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.

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Property Description

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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 Hall (17' 11" x 11' 01" Max) or (5.46m x 3.38m Max)

With airing cupboard. Access hatch to roof space. Radiator.

Bedroom 1 (11' 10" x 10' 07") or (3.61m x 3.23m)

With radiator.

Living Room (16' 01" x 12' 06" Max) or (4.90m x 3.81m Max)

With feature stone fireplace. 2 radiators.

Bathroom (7' 05" x 4' 09") or (2.26m x 1.45m)

With pedestal wash hand basin. Bath with shower over. Fully tiled walls. Radiator.

Separate WC (7' 04" x 2' 08") or (2.24m x 0.81m)

With low level wc. Part tiled walls.

Bedroom 2 (10' 07" x 10' 00") or (3.23m x 3.05m)

With radiator.

Bedroom 3 (9' 11" x 8' 11") or (3.02m x 2.72m)

With radiator.

Kitchen / Dining / Living Room (17' 06" x 14' 01") or (5.33m x 4.29m)

With floor and eye level cupboards and drawers. Stainless steel sink and drainer. Zanussi electric oven and 4 ring hob. Plumbing for washing machine. Part tiled walls. 2 radiators. Door to side. Door to rear garden.

Garage

With up and over garage door. Grant oil central heating boiler.

EXTERNALLY

To the front of the property there is a lawned area with access driveway and parking to the integral garage.

To the rear of the property is a lawn and patio area. At the end of the garden is a gravelled area, greenhouse and oil tank.

Agents Note

A heating engineer has identified that the oil storage tank and associated pipe work needs replacing/upgrading.

Services

With mains electricity, water and drainage.

Broadband and Mobile phone

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

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.

Tenure

Freehold

Council Tax

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