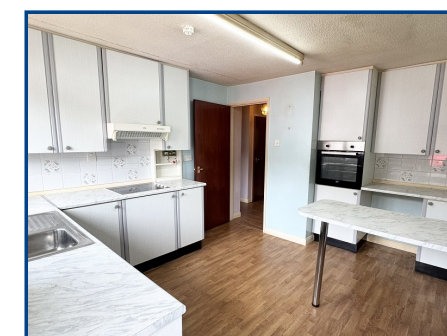


**Brodulais
Llanwrda
Carmarthenshire.**

Price **£185,000**



- Detached 3 Bedroom Bungalow
- Kitchen, Living Room, Bathroom & Cloakroom
- Detached Garage With Off Road Parking
- Front & Rear Gardens
- Convenient Village Location

General Description

A detached 3 bedroom bungalow with accommodation comprising; kitchen, living room, bathroom and cloakroom. Externally there is a detached garage with off road parking and front and rear gardens.



Viewing: **01550 720 440**

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

Email: **llandover@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.

Property Description

A detached 3 bedroom bungalow with accommodation comprising; kitchen, living room, bathroom and cloakroom. Externally there is a detached garage with off road parking and front and rear gardens.

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. There is a station on the Heart of Wales line from Shrewsbury to Swansea in Llanwrda.

Entrance Hall

Cloak Room (5' 11" x 4' 04") or (1.80m x 1.32m)

With low level wc. Pedestal wash hand basin.

Living Room

18' 09 reducing to 11' 11 x 19' 05 being L Shaped.

Dual aspect windows. Feature stone fireplace with tiled hearth. 2 electric wall heaters.

Bathroom (8' 01" x 7' 09") or (2.46m x 2.36m)

With shower cubicle. Corner bath. Low level wc. Pedestal wash hand basin. Fully tiled walls.

Rear Hall

With access hatch to roof space. Airing cupboard housing hot water tank. Storage cupboard. Electric wall heater.

Bedroom 1 (14' 05" x 8' 03") or (4.39m x 2.51m)

With 2 built in wardrobes. Electric wall heater.

Bedroom 2 (11' 03" x 9' 09") or (3.43m x 2.97m)

With electric wall heater.

Bedroom 3 (10' 01" x 7' 11") or (3.07m x 2.41m)

With electric wall heater.

Kitchen (12' 09" x 10' 11" Max) or (3.89m x 3.33m Max)

With floor and eye level drawers and cupboards. Euro Kera 4 ring electric hob with Belling extractor over. Stainless steel sink and drainer. Eye level Beko oven. Part tiled walls. Electric wall heater.

Detached Garage (17' 11" x 8' 10") or (5.46m x 2.69m)

With up and over door. Electricity and power points. Side door to garden.

EXTERNALLY

To the front of the property is a lawned area with flower borders. To the side, is a tarmac driveway leading to the detached garage. To the rear of the property is a patio and lawn area with trees and shrubs.

Services

With mains water, electricity 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

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.

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Tenure

Freehold

Council Tax

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