



**Gorwel, 24a Carmarthen Road, Llandeilo, Llandeilo, SA19 6RS**

**Offers in the region of £259,950**

This detached bungalow situated within walking distance of Llandeilo town which offers a range of boutique shops, restaurants, schools and transport facilities. Accommodation comprises of entrance hall, lounge/ diner, kitchen, bathroom, 3 bedrooms and garage. The property benefits from electric heating, mostly uPVC double glazing, off road parking for several cars, garage and front and rear gardens.



## Ground Floor

uPVC double glazed door to

### Entrance Hall

with electric heater, built in cupboards, textured and coved ceiling and airing cupboard with fully lagged hot water cylinder and slatted shelving.

### Lounge/ Diner

17'11" x 22'4" (5.47 x 6.83)



with feature fire place with electric fire and marble surround, textured and coved ceiling, 2 economy 7 heaters and two uPVC double glazed windows to front.

### Kitchen

14'8" x 10'4" (4.48 x 3.16)



with base and wall units, stainless steel single drainer sink unit, mixer taps, electric cooker point, over extractor, plumbing for automatic washing machine, part tiled walls, tiled floor, electric heater, textured ceiling and wooden double glazed window to side.

## Bedroom 1

14'6" x 10'4" (4.42 x 3.17)



with electric radiator, textured ceiling and uPVC double glazed window to rear.

## Bedroom 2

11'4" x 11'6" (3.46 x 3.53)



with electric radiator, textured ceiling and uPVC double glazed window to rear.

### Bedroom 3

8'7" x 6'11" (2.64 x 2.13)



with electric radiator, built in double wardrobe, textured ceiling and uPVC double glazed window to side.

### Bathroom

6'5" x 10'4" (1.96 x 3.16)



with low level flush WC, pedestal wash hand basin, pan bath, enclosure shower, part tiled walls, shaver point, textured ceiling and wooden double glazed window to side.

### Outside

with lawned garden, tarmac drive with parking and turning area to front. To rear of property is a paved garden with shrubbery borders, outside tap and outside light.

### Garage

18'4" x 9'11" (5.59 x 3.04)

with up and over door, door to rear and power and light connected.

### Services

Mains electricity and water.

### NOTE

All photographs are taken with a wide angle lens.

### Council Tax

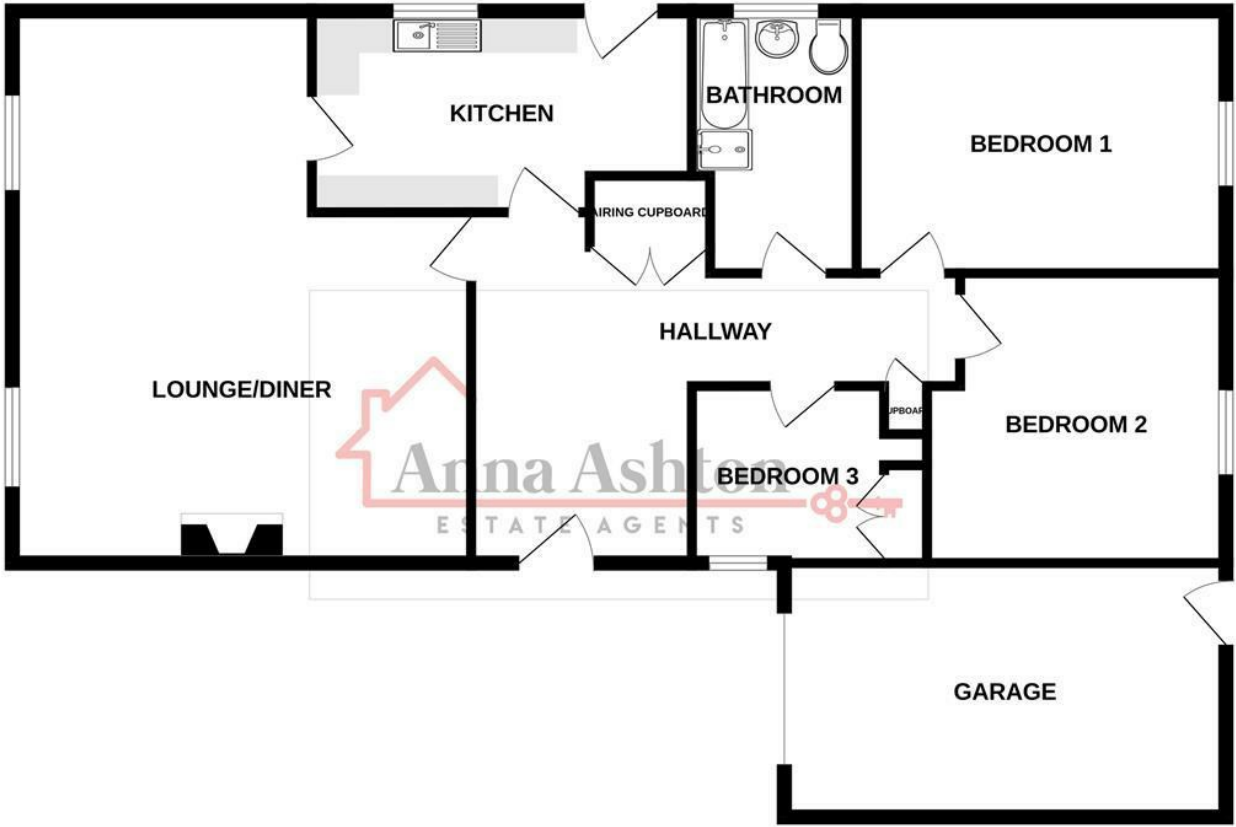
Band E

### Directions

Enter Llandeilo from Ffairfach then turn first left into King Street and follow the road round the one way system into George Street. At the junction turn left into Carmarthen Street, then at the next junction turn left onto Carmarthen Road. Travel for approximately 1/4 of a mile and the property can be found on the right hand side, identified by our For Sale board.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Please note:  
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.