

## **Ardwyn , Salem, Llandeilo, SA19 7LY**

**Offers in the region of £339,000**

A detached house set in a beautiful location in a small community of houses and small holdings close to the village of Salem and approximately 4 miles from the popular market town of Llandeilo. Llandeilo offers the full range of local services such as doctors, dentists, optician and schools. It is a popular shopping town with a range of independent shops and eateries plus small supermarkets and a train station.

Accommodation comprises entrance hall, lounge, kitchen/diner, conservatory, 3 bedrooms and bathroom. The property benefits from oil central heating, uPVC double glazing, off road parking, a garage and front and rear gardens.

## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with stairs to first floor, under stairs cupboard, laminate floor, radiator, textured ceiling and uPVC double glazed door to rear porch.

### Lounge

20'4" x 10'8" (6.21 x 3.26)



with multi fuel fire and space for electric fire, 2 radiators, textured ceiling and uPVC double glazed window to front and French doors to rear to conservatory.

### Inner Hall

4'1" x 6'6" (1.25 x 2)

with tiled floor, radiator, textured ceiling and uPVC double glazed window to side.

### Rear Porch

2'10" x 4'9" (0.88 x 1.45)

with tiled floor, radiator, textured ceiling and uPVC double glazed window to rear and uPVC double glazed door.

## Kitchen

20'4" x 9'2" (6.21 x 2.8)



with range of fitted base and wall units, one and half bowl sink unit with mixer taps, electric cooker point, extractor fan, PRITY multi fuel oven/room heater, plumbing for automatic washing machine, plumbing for automatic dishwasher, 2 built in cupboards, part tiled walls, tiled floor, 2 radiators and uPVC double glazed window to front and Patio doors to covered area to rear.

## Conservatory

7'10" x 13'1" (2.39 x 4)



with tiled floor, wall light, polycarbonate roof and uPVC double glazed windows and Patio doors to rear.

## First Floor

### Landing

with hatch to roof space, airing cupboard with fully lagged hot water cylinder and slatted shelves, radiator, textured ceiling and uPVC double glazed window to rear.

### **L Shape Bedroom 1**

12'1" red to 5'6" x 14'5" red to 9'0" (3.7 red to 1.69 x 4.4 red to 2.76)



with fitted wardrobes and cupboards, laminate floor, wall light, radiator and 2 uPVC double glazed windows to front.

### **Bedroom 2**

10'6" x 9'10" max (3.21 x 3.02 max)



with fitted wardrobes, laminate floor, wall light, radiator, textured ceiling and uPVC double glazed window front.

### **Bedroom 3**

9'3" x 9'8" max (2.84 x 2.96 max)



with fitted wardrobes, laminate floor, wall light, radiator, textured ceiling and uPVC double glazed window to rear.

### **Bathroom**

7'8" x 9'4" (2.36 x 2.87)



with low level flush WC, pedestal wash hand basin, panelled bath, shower enclosure with mains shower, tiled walls, laminate floor, radiator, textured ceiling and uPVC double glazed window to rear.

## Outside



with enclosed garden with flower beds to front, side drive to garage. Rear garden with mature shrubs and trees, lawned garden, paved patio, outside sockets and 2 outside taps.

Store Shed (2.72 x 3.21)

WC (1.45 x 0.95) with low level flush WC

Store Shed (3.21 x 3.59)

Store Shed (4.55 x 3.5)

External oil boiler providing domestic hot water and central heating.

## Garage

14'4" x 14'10" (4.38 x 4.53)

with corrugated zinc double doors and light connected.

## Services

Mains electricity, water and drainage.

## NOTE

All internal photographs are taken with a wide angle lens.

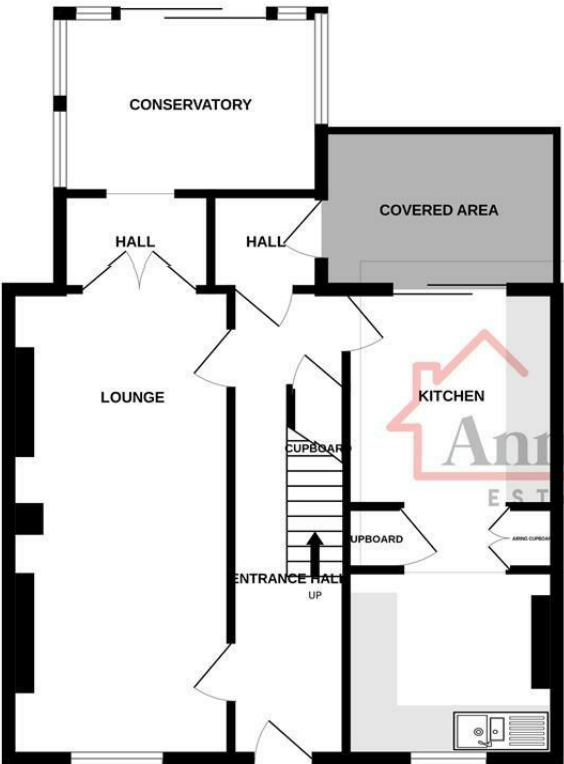
## Council Tax

Band E

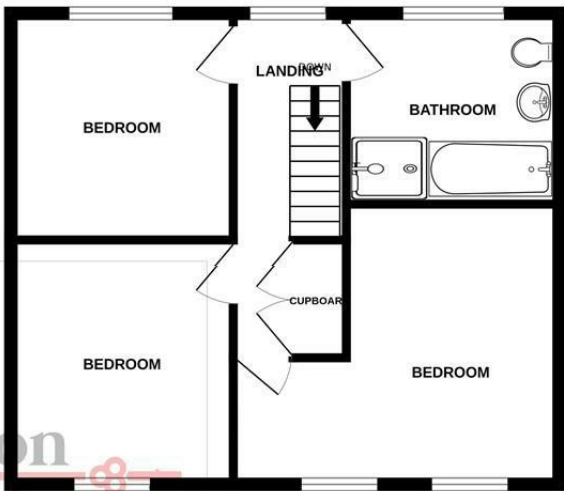
## Directions

From the A40 Llandeilo to Llandovery Road turn left onto the B4302 towards Talley. Travel for around 2 miles then turn left signposted to Salem, follow this road to the 'T' junction then turn right. Continue on this road which will take you through the village of Salem, after you have passed the Angel Inn continue a little further and the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR



1ST 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		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	38	
(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.