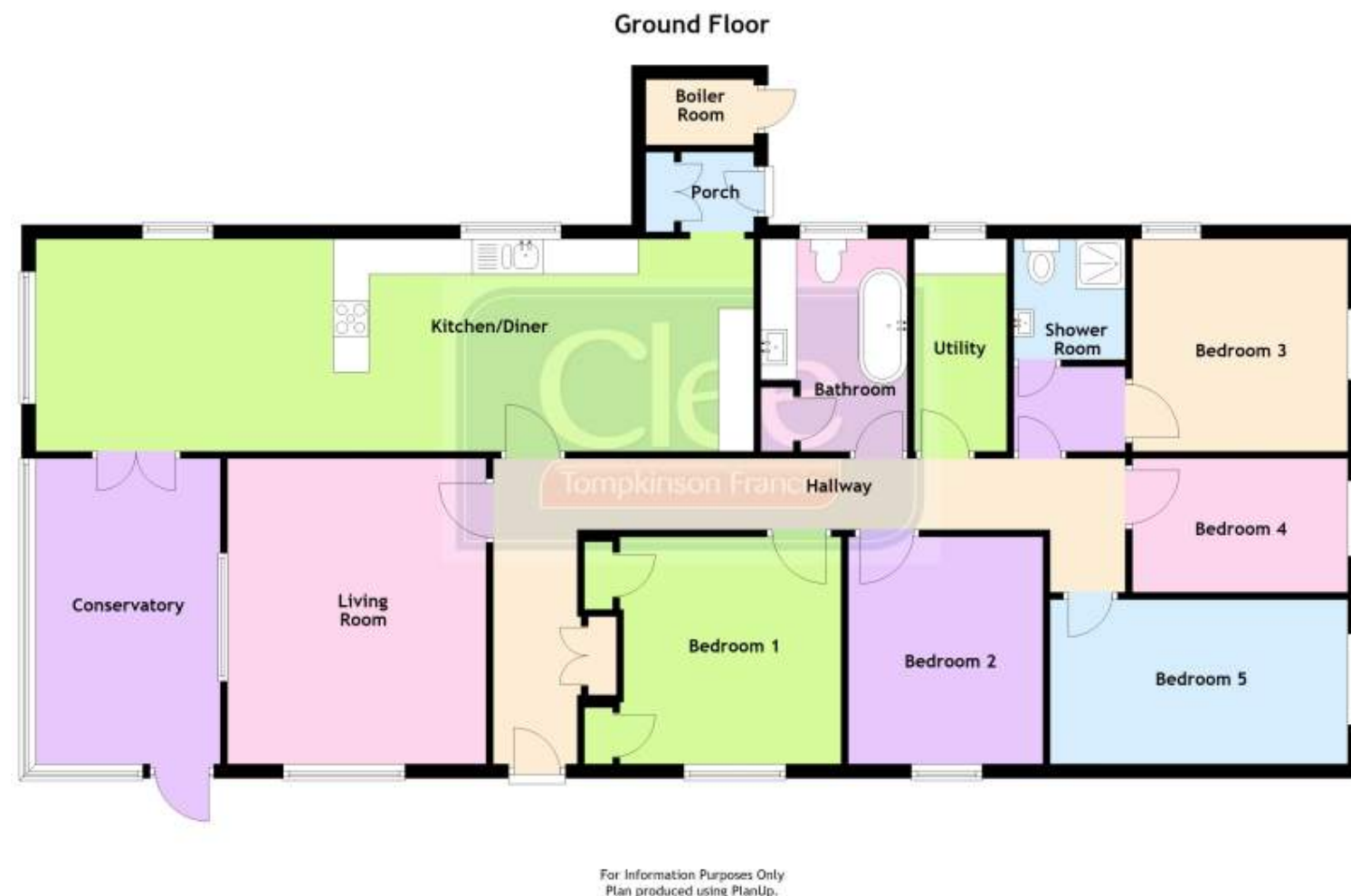


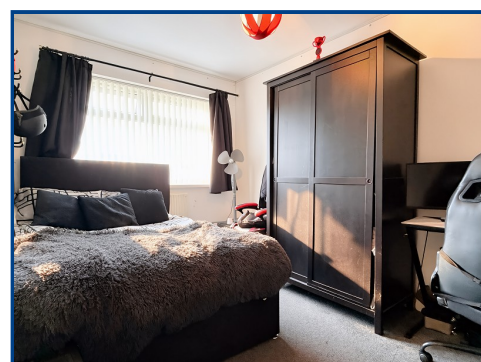
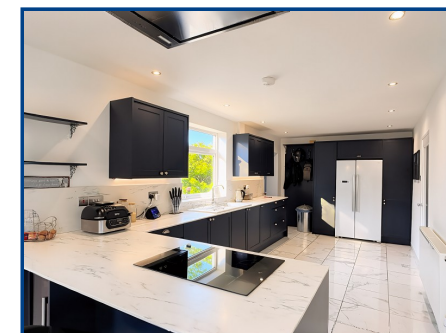


Cynghordy Llandovery Carmarthenshire.

Price **£395,000**



- Detached 5 Bedroom Bungalow
- Kitchen/Diner, Living Room, Conservatory, Bathroom , Utility & Wet Room
- Recently Renovated By The Current Owners
- Lawned Rear Garden With Ample Off Road Parking
- Beautiful Views Of The Surrounding Countryside
- Located Approximately 5 Miles From Llandovery



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 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

General Description

A spacious and well maintained 5 bedroom bungalow located in the hamlet of Cynghordy approximately 5 miles from the market town of Llandovery.

This recently renovated family home offers a great opportunity for those seeking single level living and comprises; 5 bedrooms, kitchen/diner, living room, conservatory, bathroom, utility and wet room. Externally the property has lawned gardens to the rear and side with gravelled off road parking for several vehicles.

Cynghordy, Llandovery, Carmarthenshire.

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The market town of Llandovery benefits from comprehensive shopping facilities with a variety of shops, post office, patisserie, butcher, doctors surgery, cottage hospital, public houses/restaurants, junior school and Llandovery College in the private sector together with swimming pool, supermarket and the renowned Llandovery Rugby Club on the outskirts of town.

The accommodation comprises as follows;

Entrance Hall

With cloakroom cupboard. Part panelled walls. Tiled floor. Access hatch to roof space.

Living Room (15' 07" x 12' 0") or (4.75m x 3.66m)

With tiled floor. Dual aspect windows. Radiator.

Kitchen/Diner (33' 04" x 9' 10") or (10.16m x 3.00m)

With a range of floor and eye level drawers and cupboards. Ceramic sink and drainer. 4 ring induction hob with extractor over. Double ovens. Kenwood American style fridge/freezer. 2 radiators. Wine cooler. Dual aspect windows. Recess lighting. Tiled floor.

Conservatory (14' 06" x 8' 07") or (4.42m x 2.62m)

With tiled floor. Door to rear garden.

Bedroom 1 (11' 09" x 10' 03") or (3.58m x 3.12m)

With feature panelled wall and 2 concealed cupboards. Radiator.

Bathroom (9' 4" x 6' 10") or (2.84m x 2.08m)

With freestanding bath. Wash hand basin with illuminated mirror above. Low level wc. Heated towel rail and respatex walls. Airing cupboard and shelving.

Utility Room (9' 11" x 4' 3") or (3.02m x 1.30m)

With plumbing for washing machine.

Bedroom 2 (11' 9" x 8' 5") or (3.58m x 2.57m)

With radiator.

Wet Room (5' 09" x 5' 01") or (1.75m x 1.55m)

With walk in shower cubicle. Low level wc. Wash hand basin. Radiator. Tiled walls and floor.

Bedroom 3 (10' 0" x 9' 10") or (3.05m x 3.00m)

With dual aspect windows. Radiator.

Bedroom 4 (9' 05" x 6' 11") or (2.87m x 2.11m)

With radiator.

Bedroom 5 (12' 09" x 8' 03") or (3.89m x 2.51m)

With radiator.

Services

With mains water, electricity and drainage. Oil fired boiler for central heating.

EXTERNALLY

The property is approached by a cattle grid with ample parking to the front leading to lawned garden and patio area to the rear with fine views of the surrounding countryside.

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 and Mobile phone

Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Tenure

Freehold

Council Tax

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