



**Parc Annell
Crugybar
Llanwrda
Carmarthenshire.**

Price **£410,000**



- 4 Bedroom (One Ensuite) Detached Bungalow
- Living Room, Open Plan Kitchen with Utility Room, and Family Bathroom
- Off- Road Parking
- Gardens To Rear Including Flower Borders and Raised Beds
- Detached Garage With Attached Potting Shed

General Description

A well positioned detached country bungalow, built in 2003, located in a small rural hamlet. This 4 bedroom property (one ensuite) affords spacious well presented accommodation with a living room, open plan kitchen leading to a utility room and a family bathroom.

EPC Rating: D61



Viewing: **01550 720 440**

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

Email: **llandoverly@ctf-uk.com**

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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.

Parc Annell, Crugybar, Llanwrda, Carmarthenshire.

Property Description

A well positioned detached country bungalow, built in 2003, located in a small rural hamlet with good bus connections to Llandovery, Lampeter, Ammanford and Carmarthen.

This 4 bedroom property (one ensuite) affords spacious well presented accommodation with a living room, open plan kitchen leading to a utility room and a family bathroom.

Externally there are landscaped gardens to front and rear including patio area and raised vegetable beds. Off- road car parking space, leading to detached garage with attached potting shed.

Living Room (18' 10" x 13' 07") or (5.74m x 4.14m)

With oak wooden flooring. Radiator.

Kitchen (18' 09" x 14' 03") or (5.72m x 4.34m)

With a range of floor and eye level cupboards and a breakfast bar. Integrated fridge. Electric oven with 4 ring gas hob and extractor fan. Sink and drainer. Tiled floor. Patio door to rear. Radiator.

Utility Room (8' 09" x 5' 06") or (2.67m x 1.68m)

With Grant Boiler. Worktops with sink and drainer. Tiled floor. Radiator.

Hallway

With oak flooring. Airing cupboard with radiator.

Bedroom 1 (10' 07" x 9' 04") or (3.23m x 2.84m)

With radiator.

Bedroom 2 (13' 07" x 10' 07") or (4.14m x 3.23m)

With oak wooden flooring. Built in wardrobes. Radiator.

En-Suite

Parc Annell, Crugybar, Llanwrda, Carmarthenshire.

With low level WC, pedestal wash hand basin. Shower cubicle with shower. Radiator.

Bedroom 3 (12' 06" x 10' 07") or (3.81m x 3.23m)

With radiator.

Bathroom (10' 09" x 6' 04") or (3.28m x 1.93m)

With panelled bath with shower over. Low level WC, pedestal hand wash basin. Heated towel rail.

Bedroom 4/ study (10' 08" x 9' 00") or (3.25m x 2.74m)

With radiator.

EXTERNALLY

The property benefits from ample car parking space to the front of the property. To the rear of the property there is a patio area with flower borders. The gardens include raised beds with productive vegetable patch and fruit trees. Bunded oil tank.

Detached Garage

With rendered walls, pitch tiled roof and loft over. With attached potting shed.

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.

Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

Services

With mains water and electricity. Private drainage and oil fired central heating.

Council Tax

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