## Maes Yr Haf
## Llanwrda
## Carmarthenshire

Price **£300,000**





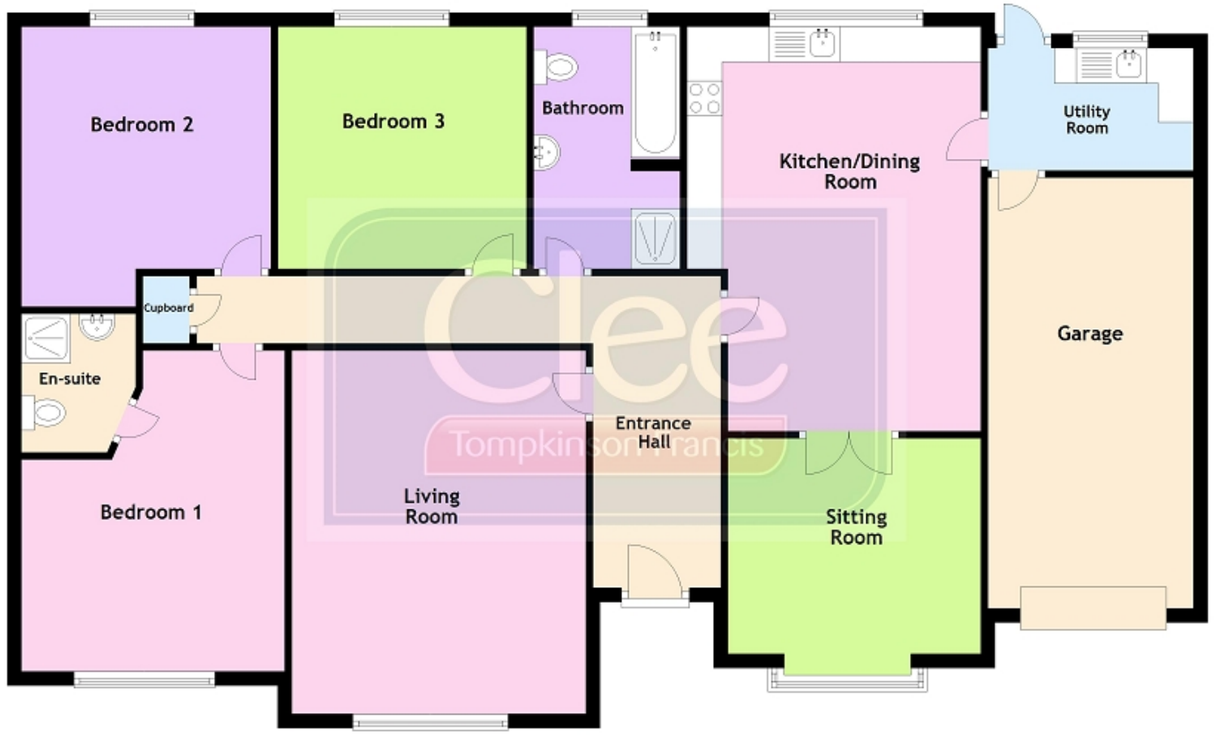






- Well Presented 3 Bedroom (1 En-Suite) Detached Bungalow
- Kitchen/Diner, Sitting Room, Living Room, Bathroom & Utility Room
- Integral Garage
- Off Road Parking
- Landscaped Rear Tiered Garden Area
- Front & Rear Stone & Paved Areas
- No Upward Chain

Ground Floor










## General Description

## EPC Rating: D

A well maintained 3 bedroom (1 en-suite) detached bungalow standing on a small select private development on the edge of the village of Llanwrda within walking distance of the village centre. The accommodation comprises; 3 bedrooms with 1 en-suite, kitchen/dining room, sitting room, living room, bathroom , utility room and integral garage with off road parking.

Viewing: **01550 720 440** Website: **www.ctf-uk.com** Email: **llandovery@ctf-uk.com**

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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.

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# Maes Yr Haf, Llanwrda, Carmarthenshire.

## Property Description
A well presented 3 bedroom (1 en-suite) detached bungalow standing on a small select private development on the edge of the village of Llanwrda within walking distance of the village centre. The accommodation comprises; 3 bedrooms with 1 en-suite, kitchen/dining room, sitting room, living room, bathroom, utility room and integral garage with off road parking.

The village of Llanwrda has a village hall and places of worship. The market town of Llandovery offers comprehensive shopping facilities including supermarket, post office, chemist, patisserie, butchers, ice cream parlour, doctors surgery and cottage hospital. Also within the town is a local authority junior school with Llandovery College in the private sector.

The accommodation comprises as follows;

## Entrance Hall
With radiator.

## Living Room (16' 10" x 13' 06") or (5.13m x 4.11m)
With multi fuel burner and slate hearth having wall tiles behind. Radiator. TV point.

## Kitchen/Dining Room (19' 7" x 11' 10") or (5.97m x 3.61m )
With floor and eye level cupboards and drawers. Stainless steel sink and drainer. Beko integral dishwasher. Zanussi 4 ring induction hob with Indesit extractor hood over. Beko eye level oven and grill. Part tiled walls. Part tiled floor. Recess lighting. Double french doors through to sitting area.

## Sitting Room (12' 09" x 11' 10") or (3.89m x 3.61m)
Measurement into bay window. Shelving. Radiator. French doors in to kitchen/dining room.

## Utility Room (10' 03" x 5' 11") or (3.12m x 1.80m)
With Grant oil fired central heating boiler. Plumbing for washing machine. Stainless steel sink and drainer. Part tiled walls . Tiled floor. Recess lighting. Door to integral garage. Door to rear.

## Bathroom (9' 7" x 7' 0") or (2.92m x 2.13m )
With tiled shower cubicle. Low level wc. Pedestal wash hand basin. Panelled bath. Part tiled walls. Extractor fan. Recess lighting. Radiator.

## Inner Hall
With Airing Cupboard and shelving. Access hatch to roof space which has a loft ladder and is part boarded.

## Bedroom 1 (15' 04" x 11' 08") or (4.67m x 3.56m)
With radiator.

## En-Suite (6' 01" x 5' 07") or (1.85m x 1.70m)
With shower cubicle. Low level wc. Pedestal wash hand basin. Part tiled walls. Radiator.

## Bedroom 2 (11' 07" x 11' 03") or (3.53m x 3.43m)
With radiator.

## Bedroom 3 (10' 03" x 9' 07") or (3.12m x 2.92m)
With radiator.

## Integral Garage (19' 6" x 10' 2") or (5.95m x 3.09m)
With electric garage door. Access hatch to loft space. Power points.

## EXTERNALLY
To the front of the property is a parking area with access to the integral garage and gated side access to the rear.

To the rear of the property is a paved area with log store, store shed, enclosed oil tank and outside tap. Steps up to a landscaped tiered garden with patio and gravel area with flower borders leading to a summer house. Further steps up to a decking area, garden shed and lawned area with scenic views over the surrounding area.

## 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
Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No.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.

## Services
Mains electricity, mains water and mains drainage

## Tenure
Freehold

## Council Tax
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