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Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@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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**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**

12 Offices Across South Wales

**Brook End
Dolau Tywi
Manordeilo
Llandeilo
Carmarthenshire.**

Price **£450,000**



- Four-bedroom detached bungalow
- Beautiful open views over neighbouring fields
- Spacious living room with multi-fuel burner
- Kitchen/dining room with Royal Rayburn
- Impressive principal bedroom with exposed A-frame beams
- En-suite shower room to principal bedroom
- Generous outdoor space with patio area
- Large detached garage
- Convenient for Llandeilo and the surrounding Carmarthenshire countryside

General Description

Brookend is an attractive four-bedroom detached bungalow, ideally positioned in the peaceful rural village of Manordeilo, just a short distance from the popular market town of Llandeilo.



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Dolau Tywi, Manordeilo, Llandeilo, Carmarthenshire.

Property Description

Brookend is an attractive four-bedroom detached bungalow, ideally positioned in the peaceful rural village of Manordeilo, just a short distance from the popular market town of Llandeilo.

Occupying a generous plot and enjoying far-reaching views over the neighbouring fields, the property offers spacious accommodation, making it an ideal family home.

The accommodation is centred around a welcoming and particularly spacious living room, featuring a multi-fuel burning stove and plenty of natural light. The kitchen and dining room provide a wonderful social space, with the kitchen benefiting from the characterful presence of a Royal Rayburn, creating a warm and traditional heart to the home.

There are three bedrooms located within the main part of the bungalow, together with a family bathroom and separate shower room. The principal bedroom is a particularly impressive feature, enjoying a vaulted ceiling with exposed A-frame beams, creating a wonderful sense of character and space. The room also benefits from an en-suite shower room and attractive views across the surrounding countryside.

Outside, the property continues to impress. A patio area provides an excellent space for outdoor dining and entertaining, while the substantial garden enjoys a lovely rural outlook across the neighbouring fields.

The property also benefits from a large detached garage, providing excellent storage or workshop space, together with a separate store room, outside WC and lean-to, providing excellent additional storage and practical space.

Brookend enjoys a peaceful countryside setting in Manordeilo, whilst remaining conveniently located for the amenities and attractions of Llandeilo. The surrounding area is renowned for its beautiful countryside, rolling farmland and scenic walks, with the wider Carmarthenshire landscape providing an idyllic setting for those seeking a rural lifestyle.

Llandeilo offers a good range of everyday amenities, independent shops, cafés, restaurants and public houses, together with excellent access to the surrounding countryside. The property is also well placed for exploring some of the area's most popular attractions, including the Brecon Beacons National

Park, the Towy Valley and the stunning Carmarthenshire countryside.

The property is approached via a gated driveway providing ample parking and access to the detached garage. The gardens are a particularly appealing aspect of Brookend, with a large area of lawn enjoying wonderful views across the neighbouring fields.

Double Glazed Door

Entrance Hall

Radiator and coved ceiling.

Living Room (21' 11" x 17' 11") or (6.67m x 5.45m)

With double glazed windows, radiator, multi fuel burner with timber mantle, tiled surround and slate hearth.

Inner Hall

With coved ceiling. Linen cupboard with slatted shelves.

Bedroom 1 (7' 7" x 10' 10") or (2.30m x 3.30m)

Double glazed window and radiator.

Bathroom (6' 5" x 4' 8" Min) or (1.96m x 1.42m Min)

With tiled walls, extractor fan, radiator, low level WC and pedestal wash hand basin. Panelled bath with mixer tap and hand held attachment. Wall light.

Kitchen/Dining Room (10' 8" x 23' 2") or (3.25m x 7.06m)

(4.10 max) Wall, base and drawer units. Double oven, tiled floor, down lights and part respatex walls. Integrated dishwasher, fridge and freezer. Ceramic hob with extractor fan over. Exposed beam, two double glazed windows, radiator, sink and drainer with mixer tap. Royal Rayburn, access to loft space and breakfast bar.

Rear Porch (5' 10" x 9' 6") or (1.79m x 2.89m)

With Grant oil boiler, wall and base units. Radiator, double glazed window and double glazed door.

Utility Room (7' 4" x 9' 6") or (2.23m x 2.89m)

With wall, base and larder units. Double glazed window, plumbing for washing machine and appliance space. Down lights, part respatex walls and radiator.

Bedroom 2 (10' 8" x 10' 3") or (3.24m x 3.13m)

With double glazed window, radiator and built in double wardrobe.

Dolau Tywi, Manordeilo, Llandeilo, Carmarthenshire.

Inner Hall

With radiator.

Bedroom 3 (10' 9" x 9' 5") or (3.28m x 2.86m)

With double glazed and radiator.

Shower Room (6' 1" x 5' 5") or (1.86m x 1.64m)

With low level WC, double glazed window, pedestal wash hand basin, shower enclosure with mains shower. Wall light and radiator.

Principle Bedroom (15' 11" Min x 13' 3") or (4.85m Min x 4.04m)

With oak flooring, two double glazed windows and double glazed patio doors. Two double glazed sky lights, down lights, exposed A frame and two radiators.

En-Suite Shower Room (3' 11" x 9' 0") or (1.19m x 2.74m)

With tiled floor and walls. Wash hand basin, low level WC, walk in shower enclosure with rainfall shower head. Down lights, double glazed window, extractor fan and wall light.

EXTERNALLY

Approached via a gated entrance onto a tarmacadam and brick-paved driveway, providing ample parking for several vehicles, with a separate side driveway giving access to the garage. The property benefits from an outside light and power point, together with a useful log store to the side. A paved patio area with a charming Green Oak pergola provides an ideal spot for outdoor dining and relaxation, whilst enjoying the beautiful surrounding countryside views.

Detached Garage (27' 11" x 19' 3") or (8.51m x 5.88m)

With double doors, outside light and tap. Concrete floor, work benches, light and power. Double glazed pedestrian door and double glazed window.

Store Room (14' 9" x 6' 0") or (4.50m x 1.83m)

With power, light and double glazed window.

W.C. (3' 10" x 5' 11") or (1.16m x 1.81m)

Tiled floor, low level WC, wash hand basin, double glazed window and double glazed door.

Lean To (17' 4" x 16' 1") or (5.29m x 4.90m)

With double glazed window, light, double glazed door and concrete floor.

Viewing Arrangements

By appointment with the selling agent.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Broadband and Mobile phone

The broadband and mobile signal is deemed to be good in this location. Please check with your provider.

Services

Mains electricity, mains water, mains drainage and oil central heating

Tenure

Freehold

Council Tax

E

Directions

From Llandeilo take the main A40 for Llandovery. Proceed on this road for approximately 3.5 miles turn left in Manordeilo and immediately left into Dolau Tywi, turn right and the property will be found at the top of the road.

