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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.

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**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**

12 Offices Across South Wales

**Ardwyn
Salem
Llandeilo
Carmarthenshire.**

Price £359,950



- Attractive detached three-bedroom home
- Peaceful village location
- Beautiful mature gardens with established planting
- Conservatory overlooking the garden
- Spacious detached garage/workshop
- Ample off-road parking
- Double glazing
- Oil-fired central heating



General Description

A Charming Detached Country Home with Detached Garage/Workshop, Mature Gardens & Village Setting. Occupying a delightful position in the sought-after village of Salem, just a short drive from the market town of Llandeilo.

EPC Rating: F38

Tel: 01558 823 601

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Property Description

Ardwyn is an attractive detached three-bedroom family home offering character, generous outside space and excellent versatility. Set within mature, well-established gardens, the property also benefits from a substantial detached garage/workshop complete with WC, making it ideal for those working from home, pursuing hobbies or requiring additional storage.

Occupying a delightful position in the sought-after village of Salem, just a short drive from the market town of Llandeilo. The property enjoys a peaceful semi-rural setting whilst remaining conveniently located for everyday amenities, schools and excellent road links.

The home retains much of its traditional appeal, complemented by double glazing and oil-fired central heating, creating a warm and welcoming family residence. One of Ardwyn's most appealing features is its delightful mature gardens, which wrap around the property and provide a wonderful degree of privacy. Richly planted with established trees, flowering shrubs and colourful borders, the gardens offer year-round interest and create a haven for wildlife. To the rear is an attractive patio and seating area adjoining the conservatory, ideal for outdoor entertaining or simply enjoying the peaceful surroundings. Meandering pathways lead through the gardens beneath mature trees, creating a wonderful sense of tranquillity. A gravel driveway provides ample off-road parking and leads to the detached garage/workshop. A particular feature of the property is the substantial detached garage/workshop, offering superb versatility to suit a variety of needs. Whether utilised as a workshop, secure vehicle storage, a studio, hobby room or as a base for a home business (subject to any necessary consents), the space provides excellent flexibility. The building also benefits from the convenience of its own WC, making it a practical and valuable addition to the property.

The village of Salem is a highly regarded rural community surrounded by beautiful Carmarthenshire countryside whilst being only a few miles from the

popular market town of Llandeilo. Llandeilo offers an excellent range of independent shops, cafés, restaurants, schools and everyday amenities, together with easy access to the Brecon Beacons National Park and the Tywi Valley.

Double Glazed Door

Entrance Hall

With radiator, part tiled floor, under stairs cupboard and stairs to first floor.

Rear Porch

Tiled floor, radiator, double glazed window and double glazed door.

Living Room (19' 11" x 10' 0") or (6.08m x 3.06m)

With two radiators, double glazed window to front and double glazed double doors to rear. Two feature fireplaces, one with multi fuel stove and tiled hearth. Wall lights.

Inner Hall (6' 7" x 4' 1") or (2.01m x 1.24m)

With radiator and tiled floor.

Conservatory (7' 10" x 13' 1") or (2.38m x 4.00m)

Tiled floor and radiator. Double glazed patio doors.

Kitchen/Diner (20' 5" x 9' 6") or (6.22m x 2.89m)

With tiled floor, part tongue and groove ceiling panelling. Double glazed window to front and double glazed patio doors to rear. Wall, base and drawer units. Bowl and a half sink unit with drainer and mixer tap. Two radiators, plumbing for washing machine and appliance space. Two built in cupboards. Wood fired Aga, double eye level oven, ceramic hob with extractor hood over.

First Floor

Bathroom (9' 5" x 7' 9") or (2.87m x 2.35m)

With tiled floor and part tiled walls. Double glazed window to rear, radiator and panelled bath. Pedestal wash hand basin, low level WC, shower enclosure with mains shower.

Bedroom 1 (9' 3" x 7' 7") or (2.83m x 2.30m)

With double glazed window to rear, radiator and laminate floor. Built in triple wardrobe with mirrored doors.

Bedroom 2 (13' 0" Max x 12' 2") or (3.97m Max x 3.70m)

Narrowing to 2.75. With laminate floor, two double glazed windows to front and wall light. Built in wardrobes and cupboard. Radiator.

Bedroom 3 (10' 6" x 7' 9") or (3.21m x 2.35m)

With triple wardrobes, radiator and double glazed window to front.

EXTERNALLY

Side gravelled drive with ample parking area.

Front enclosed railed and gated forecourt garden with central path, bushes and shrubs.

Rear canopy with paved area and outside light.

Naturalised garden with an abundance of ornamental shrubs, borders and pathways.

Outside taps, light and external boiler.

Garage (14' 5" x 15' 2") or (4.40m x 4.62m)

With double doors, concrete floor, light and power.

Store Room (14' 7" x 8' 6") or (4.44m x 2.60m)

With concrete floor, low level WC, wash hand basin and window.

Store Room (11' 9" x 10' 3") or (3.59m x 3.13m)

With concrete floor.

Store Room (10' 4" x 14' 1") or (3.14m x 4.30m)

Concrete floor and window.

Local Authority

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

Broadband and Mobile phone

The mobile signal is limited in this area. Please check with your provider. Broadband is available.

Viewing Arrangements

By appointment with the selling agent.

Services

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

Tenure

Freehold

Council Tax

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Directions

From Llandeilo continue down towards the roundabout and take the Llandovery Road. Turn left onto the B4302 Talley Road and continue for approximately 2 miles. Turn left signposted Salem and take the right at the T junction. Take this road into the village passing the Angel Inn on the right hand side and the property will be found on the left hand side just after the village hall.

