



Chartered Surveyor, Valuers,
Estate Agents & Auctioneers
12 Offices Across South Wales

Ty Ni Bethlehem Llandeilo Carmarthenshire.

Price **£399,995**



- Spacious 6 Bedroom Detached House
- Modern Accommodation
- Oil Central Heating & Double Glazing
- Quiet Village Location
- Attractive Open Aspect with Fine Views
- Garage & Enclosed Gardens
- EPC: Pending



Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@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

Enjoying a peaceful location within the village of Bethlehem, a substantial detached 6 bedroom house and garage with the benefit of double glazing and oil central heating.

Tel: **01558 823 601**

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

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

Bethlehem, Llandeilo, Carmarthenshire.

Property Description

Enjoying a peaceful location within the village of Bethlehem just a short distance from Llandeilo town, Ty Ni is a spacious detached 6 bedroom family home offering generous accommodation arranged over three floors. To the rear of the property is an open aspect with stunning far reaching views.

The accommodation comprises entrance hall, lounge, dining room, kitchen/breakfast room with sitting area, utility room and cloakroom on the ground floor. To the first floor there is the master bedroom with ensuite shower room, family bathroom and 3 further bedrooms one currently used as a study. On the second floor there are 2 further bedrooms. Externally the property is approached via a gated entrance driveway with ample parking and turning area, garage and enclosed rear lawned garden with patio area.

The village of Bethlehem lies in the heart of the Towy Valley approximately 2 miles from Llangadog and approximately 5 miles from Llandeilo which offer a range of amenities with independent shops, cafes, schools and offices. The M4 extension at Cross Hands is within easy commuting distance and gives easy access to Swansea, Llanelli and Cardiff.

Entrance Canopy

Double glazed door and side panel.

Entrance Hall

With radiator, oak style flooring, coved ceiling and open balustrade staircase to first floor. Coat hooks.

Lounge (11' 2" x 15' 0") or (3.40m x 4.57m)

Coved ceiling, oak style flooring, wall lights, radiator, double glazed window to front, wall mounted electric fire, TV and telephone points.

Dining Room (8' 8" x 11' 9") or (2.65m x 3.59m)

With coved ceiling, radiator, double glazed window, TV and telephone point.

Kitchen / Breakfast Room (13' 3" x 18' 8") or (4.04m x 5.68m)

With a range of base, wall and drawer units with fitted worktops, bowl and a half sink unit with mixer tap, tiled floor, double glazed window, down lights, integrated fridge and freezer, double electric oven and 4 ring electric hob with stainless steel extractor hood above. Integrated dish washer, double glazed window, coved ceiling and radiator.

Sitting Room (13' 2" x 8' 8") or (4.01m x 2.65m)

Oak style flooring, coved ceiling, radiator, double glazed patio doors and TV point.

Utility Room (7' 4" x 7' 1") or (2.24m x 2.15m)

With plumbing for washing machine, oil central heating boiler, wall and base units with sink and mixer tap. Double glazed door to rear, coved ceiling and coat hooks.

Cloak Room (7' 4" x 3' 9") or (2.24m x 1.15m)

With pedestal wash hand basin and low level wc. Radiator, tiled floor, extractor fan and double glazed window. Coved ceiling.

First Floor

Landing

Open balustrade and stairs to second floor. Double glazed window, built in airing cupboard with radiator, light and shelving.

Master Bedroom (11' 2" x 13' 4") or (3.41m x 4.07m)

With double glazed window, radiator, TV point and coved ceiling.

En Suite Shower (4' 1" x 11' 1") or (1.24m x 3.37m)

With pedestal wash hand basin, low level wc and shower enclosure with shower unit. Pull switch, heated towel rail, double glazed window and coved ceiling.

Bethlehem, Llandeilo, Carmarthenshire.

Bathroom (8' 11" x 6' 11") or (2.72m x 2.12m)

With panelled bath with mixer tap and hand attachment, low level wc, pedestal wash and basin and shower enclosure with rainfall shower head and hand attachment. Pull switch, extractor fan, double glazed window, part tiled walls and coved ceiling.

Bedroom 2 (12' 7" x 8' 9") or (3.84m x 2.67m)

Double glazed window, radiator and built in wardrobe with hanging rail.

Bedroom 3/Study (9' 0" x 8' 8") or (2.75m x 2.65m)

Coved ceiling, radiator, double glazed window, TV point and telephone point.

Bedroom 4 (11' 3" x 10' 6") or (3.42m x 3.19m)

Double glazed window, radiator and coved ceiling.

Landing

Open balustrade. Sky light and eaves storage.

Bedroom 5 (13' 0" x 11' 3") or (3.95m x 3.42m)

Radiator and double glazed window.

Bedroom 6 (12' 4" x 12' 11") or (3.75m x 3.94m)

Double glazed window and radiator.

EXTERNALLY

The property is approached via a gated entrance driveway with railed front lawned garden with shrubs and flower borders.

Ample parking and turning area

Pedestrian access either side to the enclosed rear lawned garden with patio area.

Outside tap and lights

Enclosed area with oil tank and store shed

Lean-to glass house

Garage (17' 11" x 12' 1") or (5.47m x 3.69m)

With up and over door, concrete floor, power and light. Double glazed pedestrian door. Appliance space.

Local Authority

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

Broadband and Mobile phone

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

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains drainage. Oil central heating.

Council Tax

F

Directions

From Llandeilo take the A483 over the bridge into Ffairfach. At the traffic lights turn left passing the primary school on the left hand side. Continue on this road to the village of Bethlehem, up the hill passing the community hall on the right and the property will be found on the left hand side.

