



Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

12 Offices Across South Wales

Valley View
Llanfynydd
Carmarthenshire
SA32 7TG

Price **£325,000**



- Fully renovated detached bungalow
- Flexible 2/3 bedroom accommodation
- Stunning open-plan kitchen/living space
- Option for separate living room
- Modern kitchen and bathroom fittings
- Larger-than-average garden
- Quiet village location
- Turn-key condition internally
- Large drive area for ample off road parking
- Hard wired smoke alarm system

General Description

Situated in the rural village of Llanfynydd, Valley View is a beautifully renovated detached bungalow offering flexible, modern accommodation in a quiet location. Perfect for families, downsizers, or those seeking village life with contemporary comfort, this impressive home combines stylish interiors with generous outdoor space and driveway.

EPC Rating: D57

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 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.

Tel: **01558 823 601**

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

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

Llanfynydd, Carmarthen, Carmarthenshire.

Property Description

A Fully Renovated 3 Bedroom Detached Bungalow in a Peaceful Village Setting

Situated in the rural village of Llanfynydd, Valley View is a beautifully renovated detached bungalow offering flexible, modern accommodation in a quiet location. Perfect for families, downsizers, or those seeking village life with contemporary comfort, this impressive home combines stylish interiors with generous outdoor space.

Accommodation

The property has been thoughtfully refurbished throughout to create a bright and welcoming living environment.

At the heart of the home is a superb open-plan kitchen/living area, designed for modern living and entertaining. The space offers excellent natural light and ample room for dining and relaxation. Alternatively, the versatile layout allows for the property to be configured as either:

A spacious three-bedroom home with open-plan kitchen/living space, or

Two bedrooms with a separate, dedicated living room, depending on individual requirements.

The newly fitted kitchen features contemporary units and quality finishes, complementing the clean, modern feel of the home.

There are three well-proportioned bedrooms, offering flexibility for family living, guest accommodation, or home office space. The bathroom has also been upgraded to a high standard with modern fittings.

Externally

Valley View boasts a larger-than-average garden, offering excellent outdoor space with great potential. Landscaping works are currently ongoing, presenting an exciting opportunity for the next owner to add their own finishing touches and create a superb outdoor retreat.

The property benefits from a quiet position within the village, enjoying a peaceful outlook while remaining within easy reach of local amenities and surrounding countryside.

Entrance Hall

With laminate flooring, radiator and access to loft space.

Bedroom 1 (11' 4" x 11' 2") or (3.45m x 3.40m)

With radiator and double glazed window to front.

Bedroom 2 (11' 5" x 11' 2") or (3.47m x 3.41m)

With radiator and double glazed window to front.

En-Suite Shower Room (3' 7" x 7' 10") or (1.08m x 2.39m)

With tiled floor and part tiled walls. Heated towel warmer, low level WC, down lights, extractor fan, mains rainfall shower head with hand held attachment and wash hand basin.

Bathroom (7' 8" x 7' 10") or (2.34m x 2.39m)

With tiled floor and part tiled walls. Heated towel warmer, low level WC, wash hand basin with vanity unit. Double glazed window to side and light up mirror. Oval freestanding bath and recess down lights.

Bedroom 3 / Lounge (11' 5" x 14' 0") or (3.47m x 4.27m)

With double glazed window to side and radiator.

Utility Room (7' 11" x 3' 6") or (2.41m x 1.06m)

With laminate flooring, work surface and wall cupboards. Plumbing for washing machine and appliance space. Radiator and double glazed door to side.

Kitchen/ Dining & Lounge Area (22' 11" x 12' 2" Min) or (6.99m x 3.72m Min)

4.23 max.

Laminate flooring, two radiators and double glazed patio doors out onto patio area and rear garden.

Kitchen area with wall, base and drawer units. Integrated dishwasher, double glazed window to side with fine views. Pendant lighting, breakfast bar, Hotpoint integrated over, five ring induction hob and extractor hood over. Ceramic sink and drainer with aged brass mixer tap and space for American style fridge freezer.

Llanfynydd, Carmarthen, Carmarthenshire.

EXTERNALLY

Completion works still ongoing in the garden which will include a large driveway to the front.

Porcelain tile patio area and pathway.

External boiler and oil tank.

Local Authority

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

Broadband and Mobile phone

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

Viewing Arrangements

By appointment with the selling agent.

Services

Mains electricity, mains water

Tenure

Freehold

Directions

From Llandeilo take the main A40 for Carmarthen. Proceed on this road for approx 5 miles and at Dryslwyn Square take the right turn sign posted Llanfynydd. (Mazda Garage Sign) Pass up through the village of Cwrt Henri and carry on this road passing Pantglas holiday complex is on your left and at the T Junction turn right and after approx 1 mile, fork right into the village and pass the development on the left. Turn left and the property will be found on the left hand side.

