



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

**Cilycwm
Llandovery
Carmarthenshire.**

Price **£390,000**



- Detached 3 Bedroom Bungalow
- Living Room, Kitchen/Diner, Bathroom & WC
- Beautifully Maintained Large Garden
- Garage & A Range Of Useful Sheds & Polytunnel
- Desirable Village Location

General Description

Situated in the picturesque village of Cilycwm, this attractive 3 bedroom detached bungalow offers comfortable single-storey living together with a particularly spacious rear garden.



Viewing: **01550 720 440**

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

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

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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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Property Description

Situated in the picturesque village of Cilycwm, this attractive 3 bedroom detached bungalow offers comfortable single-storey living together with a particularly spacious rear garden.

The accommodation comprises 3 bedrooms, living room, kitchen/diner, bathroom and separate wc. To the front of the property is a lawned garden with flower borders with off road parking. To the side of the property is a separate access gate which could allow additional off road parking and access to the beautifully maintained and spacious rear garden which would be a dream for any keen gardener. Also to the side is a useful garage.

Cilycwm is a desirable rural village set within the beautiful Towy Valley, offering a tranquil countryside setting while remaining within easy reach of the market town of Llandovery and its range of everyday amenities which offers good shopping facilities with variety of shops, post office, patisserie, ice cream parlour, butcher, library, newsagent, doctors surgery and cottage hospital, junior school and Llandovery College in the private sector

together with a swimming pool and a supermarket on the outskirts of the town.

Porch (7' 09" x 4' 02") or (2.36m x 1.27m)

With sliding doors to front. Patio flooring.

Entrance Hall

With airing cupboard. Access hatch to roof space. Storage cupboard. Radiator.

Living Room (19' 08" Max x 16' 04") or (5.99m Max x 4.98m)

With solid fuel log burner with tiled hearth in tiled surround. Two radiators.

Kitchen/Dining Room (21' 04" x 13' 0") or (6.50m x 3.96m)

With floor and eye level cupboards and drawers. Stainless steel sink and drainer. 4 ring Lamona electric hob with Hotpoint ovens under and extractor fan over. Electric wall fire. Plumbing for washing machine. Door to rear. Radiator. Double doors to patio area.

Bedroom 1 (12' 05" x 9' 08") or (3.78m x 2.95m)

With radiator.

Bedroom 2 (13' 00" x 9' 08") or (3.96m x 2.95m)

With built in wardrobes. Radiator.

Bedroom 3 (9' 09" x 9' 08") or (2.97m x 2.95m)

Built in wardrobes. Radiator.

W.C. (6' 04" x 2' 10") or (1.93m x 0.86m)

With low level WC. Wash hand basin. Part tiled walls. Radiator.

Bathroom (9' 09" x 7' 10") or (2.97m x 2.39m)

With low level WC. Sink in vanity unit with cupboards to side and below. Shower cubicle with Triton shower. Panelled bath with shower attachment. Part respatex walls. Heated towel rail.

Garage (19' 06" x 8' 06") or (5.94m x 2.59m)

With up and over door. Floor and eye level drawers and cupboards with worktop. Door to rear garden.

EXTERNALLY

To the front of the property is a lawned area with flower borders with ample off road parking leading to garage. To the side is an additional gated access to the rear garden allowing for further off road parking if needed and access to the rear garden. To the rear of

the property is a patio area overlooking the fine views of the beautiful garden. The garden has been lovingly maintained by the current owner and is a dream for any keen gardener. Near the bottom of the garden is a selection of useful sheds, poly tunnel and greenhouse. Oil tank. Further storage shed.

Services

With mains water, electricity and drainage. Oil fired central heating with external boiler.

Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (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.

Tenure

Freehold

Council Tax

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