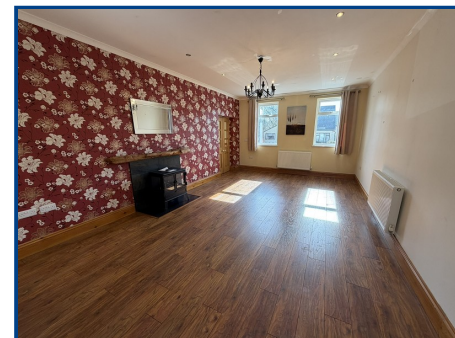




Chartered Surveyor, Valuers,
Estate Agents & Auctioneers
12 Offices Across South Wales

Bwthyn Tebot
Carmel
Llanelli
Carmarthenshire.

Price **£319,950**



- Detached Spacious 5 Bedroom Family Home
- Oil Central Heating
- Double Glazing
- Rear Tiered Garden Area & Store Sheds
- Ample Parking to Front
- Semi rural Location

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

An excellent opportunity to acquire a spacious and versatile five-bedroom detached residence, situated in the sought-after village of Carmel. Bwthyn Tebot offers generous accommodation ideal for family living, complemented by attractive outdoor space and ample off-road parking.

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Carmel, Llanelli, Carmarthenshire.

Property Description

Bwthyn Tebot is situated on the outskirts of the semi rural village of Carmel in a peaceful setting, comprising a substantial 5 bedroom family home offering spacious accommodation arranged over two floors. Traditionally built with later extension, it has the benefit of oil central heating and double glazing.

Situated in a convenient semi rural location, just a short drive from the nearby market towns, perfectly situated to offer the best of countryside living without sacrificing convenience. Carmel is well connected, with the nearby Cross Hands area providing access to the A48/M4 dual carriageway, facilitating travel to larger towns of Swansea and Carmarthen.

The accommodation comprises entrance porch, hall, kitchen/breakfast room, utility room, separate wc, living room and lounge on the ground floor and 5 Bedrooms and Bathroom at first floor. Externally there is ample parking to front and walled forecourt garden with a rear enclosed tiered garden area.

Entrance Porch

Double glazed entrance door. Ornate tiled floor and tiled walls. Door to:

Entrance Hall

Staircase to first floor.

Kitchen / Breakfast Room (20' 3" x 9' 11" Max) or (6.17m x 3.01m Max)

Range of wall and base units with sink and mixer tap. Built in electric oven and 4 ring hob. Part tiled walls, tiled floor, 2 double glazed windows and 2 radiators. Light and fan. Boiler cupboard with oil central heating boiler.

Inner Hall

Tiled walls and coat hooks.

Utility Room (20' 5" x 6' 4") or (6.23m x 1.93m)

With base units, fitted worktops and single drainer sink unit with mixer tap. Coat hooks, 2 radiators, 2 sky lights, down lights, plumbing for washing machine, part tiled walls, 2 double glazed windows and door.

Separate WC

With low level wc and wash hand basin. Tiled walls and floor. Heated towel rail, double glazed window, extractor fan and down lights.

Living Room (9' 5" x 19' 7") or (2.87m x 5.98m)

With radiator, dado rail 2 double glazed windows, wall lights and feature fireplace with timber surround and tiled hearth. Laminate floor, coved ceiling and TV point.

Lounge (28' 10" x 13' 1") or (8.80m x 4.0m)

With 2 double glazed windows and patio doors. Down lights, feature fireplace with tiled hearth, coved ceiling, 2 radiators and TV point.

First Floor

Half Landing

Radiator and double glazed window.

Landing

Access to roof space and open balustrade.

Bathroom (10' 9" x 6' 7") or (3.27m x 2.0m)

With panelled bath, low level wc, pedestal wash hand basin and shower enclosure with electric shower. Part tiled walls and floor. Extractor fan, radiator, heated towel rail and dado rail. Double glazed window and coved ceiling.

Bedroom 1 (9' 9" x 9' 4") or (2.96m x 2.85m)

With double glazed window, radiator and laminate floor.

Bedroom 2 (12' 8" x 9' 4") or (3.86m x 2.85m)

2 double glazed windows, picture rail, radiator, laminate floor and coved ceiling.

Bedroom 3 (9' 7" x 5' 10") or (2.92m x 1.79m)

With radiator, picture rail and fitted cupboard. Double glazed window, laminate floor and coved ceiling.

Inner Landing

Radiator and down lights.

Bedroom 4 (10' 7" x 13' 2") or (3.22m x 4.02m)

Down lights, 2 double glazed windows. Built in wardrobe. Radiator.

Bedroom 5 (13' 3" x 7' 5") or (4.03m x 2.26m)

Laminate floor, radiator, down lights, double glazed window and built in wardrobe. TV point.

EXTERNALLY

To the front of the property is a walled forecourt garden with tarmac parking area and gravelled side parking area.

Outside lights and outside tap.

Rear lawned tiered garden with timber decking and stone shed.

Gravelled paths and patio.

Storage Shed (13' 10" x 7' 11") or (4.22m x 2.41m)

Of timber with double doors. Power and light.

Stores (3' 10" x 6' 0") or (1.17m x 1.83m)

Local Authority

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

Broadband and Mobile phone

The mobile phone signal is good in this area. Ultrafast broadband is available. Please check with your provider.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Directions

From Llandeilo travel over the bridge into Ffairfach and at the traffic lights turn right onto the A476 road to Cross Hands. Proceed through Carmel and turn right after the sharp bend. Continue along this road for a short distance and property will be found on the right hand side.

