



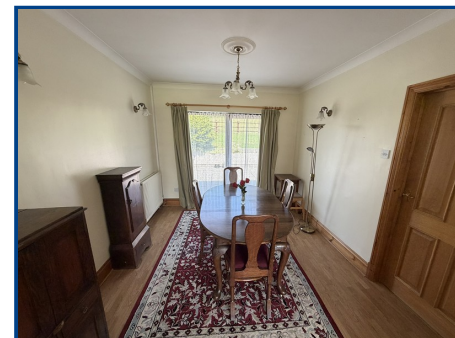
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Golwg Y Garn
Manordeilo
Llandeilo
Carmarthenshire SA19 7BG**

Price **£475,000**



- Detached five-bedroom bungalow
- Spacious and flexible family accommodation
- Detached garage/workshop (8.88m x 8.76m) with 16 solar panels
- Ample private parking
- Total plot extending to approximately 1.5 acres
- Convenient access to Llandeilo and Llandovery
- Countryside views towards Garn Goch



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

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General Description

Welcome to Golwg Y Garn. An attractive Detached Five Bedroom Bungalow with Land Extending to Approximately 1.5 Acres.

EPC Rating: D62

Tel: **01558 823 601**

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

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

Manordeilo, Llandeilo, Carmarthenshire.

Property Description

An excellent opportunity to acquire a spacious and versatile five-bedroom detached bungalow occupying an attractive setting in the village of Manordeilo, conveniently located between the market towns of Llandeilo and Llandovery. The property enjoys delightful countryside surroundings with views towards Garn Goch and stands within grounds and land extending to approximately 1.5 acres, comprising lawned gardens, paddock land and ample parking. The accommodation offers flexible family living with four bedrooms situated on the ground floor and a further bedroom to the first floor, making it ideal for growing families, multi-generational living or those seeking a home with space to work from home.

The property enjoys a level lawn to the front and a tarmac drive with ample parking. To the rear, there are paved seating areas and raised borders. Beyond the gardens are two enclosed paddocks with mains water, making the property ideal for equestrian use, small livestock, or those seeking additional land. A substantial detached garage/workshop (approximately 8.88m x 8.76m) provides excellent space for vehicle storage, workshop use, hobbies, or a range of ancillary purposes. The building benefits from power, lighting, water, plumbing provision for a WC, a remote-controlled up-and-over door, and sixteen solar panels to the roof. In total, the holding extends to approximately 1.5 acres, comprising formal gardens, amenity grounds, and paddock land. Manordeilo is a popular rural village situated on the A40 between Llandeilo and Llandovery. The area is renowned for its beautiful countryside, excellent walking and riding opportunities, and convenient access to the amenities of Llandeilo, including independent shops, restaurants, schools and leisure facilities. The property is also well placed for access to the western edge of the Brecon Beacons (Bannau Brycheiniog) National Park. The village lies between Llandeilo and Llandovery on the A40 corridor.

Double Glazed Door

Entrance Hall

Laminate floor, coved ceiling and stairs to first floor.

Lounge (17' 10" x 17' 11") or (5.43m x 5.45m)

With laminate floor, two double glazed windows, coved ceiling and wall lights. Two radiators and open fireplace with marble feature fireplace.

Dining Area (9' 11" x 6' 11") or (3.03m x 2.12m)

With laminate floor, radiator, double glazed patio doors, wall lights and coved ceiling.

Kitchen / Breakfast Room (14' 11" x 11' 5") or (4.54m x 3.47m)

Wall, base and drawer units. Neff integrated oven, ceramic hob and extractor fan over. Integrated dishwasher, double glazed window and double glazed door. Coved ceiling, radiator, part tiled walls, stainless steel bowl and a half unit and drainer with mixer tap. Oil fired Rayburn.

Utility Room (7' 10" x 7' 4") or (2.40m x 2.23m)

Radiator, coved ceiling, double glazed window and double glazed door to rear. Wall and base units, plumbing for washing machine. Stainless steel sink and drainer with mixer tap. Part tiled walls.

Inner Hall

Laminate floor, coved ceiling and radiator. Airing cupboard with hot water cylinder and slatted shelves.

Bathroom (6' 11" x 9' 11") or (2.12m x 3.03m)

With tiled floor and part tiled walls. Double glazed window, heated towel rail, corner shower cubicle with Mira electric shower. Low level WC, panelled bath with mixer tap and hand held attachment. Coved ceiling, vanity wash hand basin, light up mirror and extractor fan.

Principle Bedroom (11' 6" x 13' 11") or (3.50m x 4.24m)

With double glazed window, coved ceiling and radiator.

Manordeilo, Llandeilo, Carmarthenshire.

EXTERNALLY

To the front of the property there is a lawned garden area, tarmac drive with ample parking.

To the rear there is a patio seating area, raised borders and steps leading up to the land, comprising two enclosures with mains water.

Garage (28' 10" x 28' 10") or (8.78m x 8.78m)

With concrete floor, electric up and over door. Power, light and water.

Local Authority

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

Broadband and Mobile phone

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

Viewing Arrangements

By appointment with the selling agents.

Services

Mains electricity, mains water, mains gas, oil central heating

Tenure

Freehold

Council Tax

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Directions

From Llandeilo take the A40 to Llandovery. After approximately 5 miles the property will be located on the left hand side.

