

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

**3 Orchard Close
Llandeilo
Carmarthenshire
SA19 6DW**

Price **£375,000**

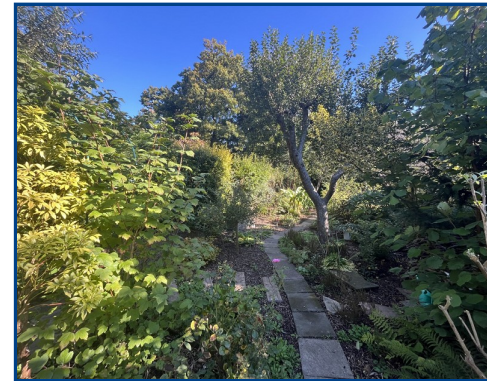


- Detached bungalow in a tucked away town location
- 3/4 Bedrooms offering flexible use
- 3 Basement rooms with excellent potential
- Conservatory
- Two mature gardens with a range of features including fruit trees, greenhouse and pond
- Tarmac Drive, Ample Parking & Turning Area
- Close to the amenities of Llandeilo town
- Gas central heating
- EPC: D61

General Description

This deceptively spacious 3/4 bedroom bungalow with basement workshop and store rooms sitting on a large plot within the town centre of Llandeilo convenient to all local amenities.

EPC Rating: D61



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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Orchard Close, Llandeilo, Carmarthenshire.

Property Description

A versatile 3/4 bedroom detached bungalow with beautiful mature gardens in a sought after location.

Tucked away in a private position within the popular market town of Llandeilo, this spacious 3/4 bedroom detached bungalow offers flexible living accommodation and delightful gardens. Perfect for families, retirees, couples or those seeking a home with scope for hobby rooms or further home office space, this property blends town convenience with a peaceful, secluded feel.

The home enjoys two beautiful, mature gardens; the rear garden with established shrub borders, a variety of trees, colourful flower beds and fruit trees create a wonderful backdrop to the property. The side garden, a charming area with a greenhouse, patio, nature pond, mature trees and shrubs. Idea for gardeners or for relaxing outdoors.

In a private and convenient town centre location within walking distance of a wide and varied range of amenities to include shops, offices and schools etc.

Llandeilo is situated centrally located for the M4, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively. Leisure amenities are available within walking distance to include Tennis Courts, playing fields, Penlan Park, Dinefwr Park with its Historic Castle, nature walks and wildlife reserve. The area is a well known tourist destination with popular attractions of Dinefwr Castle, Dryslwyn Castle, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

Entrance Vestibule

Entrance Hall

Double glazed front door, coved ceiling and radiator.

Bedroom 4/ study (5' 8" x 11' 1") or (1.72m x 3.39m)

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

Lounge/Dining Room (22' 3" x 12' 10") or (6.78m x 3.91m)

With double glazed window, double glazed double doors, two radiators, coved ceiling, feature cast iron fireplace and tiled hearth. Wall lights and TV points.

Kitchen/Breakfast Room (15' 0" Max x 11' 0") or (4.58m Max x 3.35m)

With a range of wall, base and drawer units. Ceramic bowl and a half sink unit with mixer tap and drainer. Integrated dishwasher, induction hob and extractor hood over. Part tiled walls, two double glazed windows, coved ceiling, down lights, eye level double oven.

Pantry (3' 6" x 4' 7") or (1.07m x 1.40m)

With shelving, window and coved ceiling.

Boot Room

With radiator, coved ceiling, coat hoots, wall unit, double glazed door and door into conservatory.

Cloakroom (5' 7" x 3' 10") or (1.69m x 1.18m)

With low level WC, pedestal wash hand basin with tiled splash back, radiator and coved ceiling.

Conservatory (11' 9" x 10' 4") or (3.58m x 3.15m)

With laminate floor.

Inner Hall

Bathroom (5' 0" x 11' 10") or (1.53m x 3.60m)

Large shower enclosure with rainfall shower head and hand held attachment, radiator, coved ceiling. Panelled bath with mixer tap and hand held attachment, double glazed window, low level WC, freestanding wash hand basin with cupboards beneath and part tiled walls.

Utility Room / Laundry Room (5' 1" x 12' 0") or (1.54m x 3.65m)

With slatted shelves, radiator, plumbing for washing machine, coved ceiling and double glazed window.

Orchard Close, Llandeilo, Carmarthenshire.

Bedroom 1 (15' 7" x 13' 0") or (4.75m x 3.96m)

With double glazed window, radiator and coved ceiling.

Bedroom 2 (8' 9" x 13' 11") or (2.67m x 4.24m)

With double glazed window, radiator and coved ceiling.

Bedroom 3 (11' 1" x 15' 6" Max) or (3.37m x 4.73m Max)

With radiator, coved ceiling, two double glazed windows and wall lights.

This area could easily be converted back to a garage, now comprising:

Basement Room 1 (8' 4" x 21' 9") or (2.55m x 6.64m)

Currently used as a workshop. With double glazed door, gas boiler and hot water cylinder.

Basement room 2 (20' 7" x 12' 5") or (6.27m x 3.78m)

With power, double glazed double doors, window and shelving.

Basement Room 3 (8' 2" x 15' 11") or (2.49m x 4.84m)

With radiator, light and hanging rail.

EXTERNALLY

The property can be approached via two entrances with tarmacadamed drive to the front of the property and parking area.

To the rear is a mature enclosed garden with an abundance of shrubs and borders and ornamental trees. Raised flower beds and fruit trees. Pedestrian access to the side.

To the side of the property is a gated entrance driveway with lawned area, dwarf walling and vegetable garden with patio area and lean-to greenhouse.

Outside lights and outside tap.

Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel No: 01267 234567

Broadband and Mobile phone

The broadband and mobile signal is deemed good in this area.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

Freehold

Council Tax

E

Directions

From our office proceed down Rhosmaen Street, turn left into New Road, carry on up this road for approximately 200 yards and turn right by Spar into Greenfield. Half way up this road turn right into Orchard Close where the property can be found in front of you.

