



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

**Clydfan
Llanfynydd
Carmarthen
Carmarthenshire
SA32 7TQ**

Price £260,000



- A Light and Airy Detached Bungalow
- Two Double Bedrooms
- Stylish Modern Kitchen Fitted In 2022
- Ample Off Road Parking & Ample Space for Motor Home
- Double Glazing & Electric Heating
- Enclosed Rear Garden with Raised Timber Decking
- Mature Gardens to Front with Gravelled Drive
- Semi Rural Village Location
- EPC: E50

General Description

An immaculately presented detached 2 bedroom bungalow situated on the fringe of the village of Llanfynydd conveniently located to both Llandeilo and Carmarthen town centres.

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 well presented detached 2 bedroom bungalow situated in the village of Llanfynydd conveniently located to both Llandeilo and Carmarthen town centres which offer a wide and varied range of amenities with the M4 Motorway link at Pont Abraham within easy commuting distance.

Llanfynydd village has a public house and various clubs and activities available within the village as well as a leisure complex at Pantglas. A local primary school and village shop is available in the village of Cwrt Henri a short distance away.

Local attractions include the Aberglasney Gardens, Paxton Tower and the Botanical Gardens of Wales which are within easy reach.

The accommodation briefly comprises: hallway, lounge, study, kitchen/breakfast room, bathroom and 2 double bedrooms.

The property benefits from double glazing, electric heating, ample off road parking with plenty of space for a motor home, rear lawned garden with decked patio area and scenic views over neighbouring countryside.

Entrance Door

Into:

Hall

With electric heater, coved ceiling, tiled floor and access to roof space.

Store Room/ Study (7' 6" x 4' 3") or (2.28m x 1.30m)

With double glazed window, tiled floor, cloak hooks and meter cupboard.

Lounge (11' 0" x 14' 11") or (3.36m x 4.54m)

With patio doors to timber decked area with attractive rear views, TV point, electric heater, double glazed window and engineered oak floor.

Kitchen / Breakfast Room (14' 10" x 12' 1") or (4.53m x 3.69m)

With laminate floor, wall, base, larder unit, drawer units with work top over. Integrated dishwasher and fridge freezer. Bosch ceramic induction hob, Bosch integrated electric oven, Bosch integrated microwave, bowl and a half sink unit with mixer tap. Extractor fan, two double glazed windows and electric radiator.

Bathroom (7' 7" x 8' 9") or (2.30m x 2.67m)

With laminate floor, part tile and part respatex walls, panelled bath, mixer tap and hand held attachment. Double glazed window, low level WC, wall mounted towel heater and down lights. Walk in shower cubicle with water fall shower head and hand held attachment. Wash hand basin with vanity unit below and light up mirror. Extractor fan.

Llanfynydd, Carmarthen, Carmarthenshire.

Bedroom 1 (11' 5" x 10' 5") or (3.49m x 3.18m)

With glazed window to front garden, electric radiator, airing cupboard with louvre doors housing hot water cylinder and slatted shelving.

Bedroom 2 (10' 6" x 11' 5") or (3.21m x 3.49m)

With electric radiator, double glazed bay window to front and TV point.

EXTERNALLY

To the front of the property is a gated entrance leading into a gravelled driveway with ample off road parking, front lawned garden with mature shrubs and borders.

To the rear of the property is a timber decked patio area and spacious, well maintained lawned garden.

Vegetable patch and soft fruit trees.

Timber store shed with an electric hook up point for caravan/motorhome.

Outside lights and water tap in front and rear garden.

Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel: 01267 234567

Viewing

Strictly by appointment with selling agents on 01558 823601.

Agents Note

This property is of Timber Frame Construction.

Broadband and Mobile phone

The broadband and mobile phone signal is deemed to be good in this location.

Services

Mains electricity, water and drainage

Tenure

Freehold

Council Tax

C

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 on your left and at the T Junction turn right. Proceed on this road and as you enter Llanfynydd village Clydfan can be found (3rd bungalow) on right hand side.

