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**9 Ger Y Llan
Cwmifor
Llandeilo
Carmarthenshire.**

Price £375,000



- Four Bedroom Detached Dormer Bungalow
- Impressive open plan kitchen/ dining/ living room with panoramic countryside views
- Ground floor master bedroom with stylish en-suite
- Two further ground floor bedrooms
- First floor fourth bedroom with exceptional elevated views
- Contemporary family bathroom
- Quiet village location
- EPC: F37

9 General Description

Set in the peaceful rural village of Cwmifor, just three miles from the vibrant market town of Llandeilo, this beautifully presented four bedroom detached dormer bungalow offers stylish, modern living with far-reaching views over rolling Carmarthenshire countryside. The property combines contemporary interiors with a tranquil, private setting; perfect for families or downsizers seeking space.

EPC Rating: F37

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

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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.

Ger Y Llan, Cwmifor, Llandeilo, Carmarthenshire.

Property Description

A beautifully presented four bedroom detached dormer bungalow set in the peaceful village of Cwmifor, just 3 miles from Llandeilo. Enjoying outstanding views over rolling countryside, this spacious home offers modern open plan living in a stunning rural setting.

The accommodation briefly comprises: entrance porch, hall, inner hallway, master bedroom with ensuite, family bathroom, 2 further ground floor bedrooms, lounge, open plan kitchen, dining and sitting room, utility. Generously sized first floor double bedroom with impressive elevated views.

Attached at the side of the property is an integral single garage and the property benefits from a front lawned garden with driveway and rear garden comprising, patio and lawn, ideal seating areas to enjoy the stunning backdrop.

Porch (4' 7" x 3' 1") or (1.39m x 0.93m)

Double glazed door and timber panelled ceiling.

Hall (3' 11" x 8' 10") or (1.20m x 2.68m)

With electric radiator, double glazed window and light.

Entrance Hall

With oak flooring, coved ceiling and double door linen cupboard with slatted shelves.

Principle Bedroom (13' 9" x 12' 0") or (4.20m x 3.65m)

With double glazed window to front and radiator.

En-Suite Shower Room (8' 3" x 4' 4") or (2.51m x 1.32m)

With double glazed window, tiled walls and heated towel rail. Sink with mixer tap and built in vanity cupboard and low level WC. Shower enclosure with sliding door and main shower. Wall mounted mirrored cupboard and pull switch.

Bathroom (10' 2" x 6' 4") or (3.11m x 1.93m)

With tiled walls, heated towel warmer, sink unit with mixer tap unit and built in vanity cupboard. Coved ceiling, panelled bath with mixer tap and hand held attachment. Low level WC, double glazed window, shower enclosure with sliding door and mains shower. Pull switch.

Living Room (14' 5" x 16' 2") or (4.40m x 4.92m)

With double glazed patio doors, coved ceiling, feature electric fire with slate hearth and decorative surround. Two radiators and wall lights.

Bedroom 2 (9' 9" x 8' 1") or (2.96m x 2.46m)

With radiator, double glazed window to front and coved ceiling.

Inner Hall

With oak flooring, stairs to first floor, coved ceiling and under stairs cupboard.

Bedroom 3 (9' 8" x 13' 1") or (2.95m x 4.00m)

With coved ceiling, radiator and double glazed window to front.

Kitchen / Dining / Living Room (31' 6" x 10' 11") or (9.60m x 3.34m)

Widening to 4.12. Oak flooring, coved ceiling and two vertical radiators. Two double glazed patio doors with views, radiator. Wall, base and drawer units with quartz work surfaces over and extractor fan. Integrated down and plinth lights. Island with base and drawer units and quartz work surfaces, bowl and half sink unit, mixer tap with instant hot water and Insinkerator waste disposal unit. Pendant lighting. Integrated dishwasher and fridge.

Utility Room (7' 1" x 8' 6") or (2.17m x 2.60m)

With Oil boiler, stainless steel sink, drainer and mixer tap. Plumbing for washing machine, appliance space and hot water cylinder.

First Floor

Landing

With door to eaves storage.

Bedroom 4 (15' 2" x 10' 6") or (4.63m x 3.20m)

Two double glazed windows with views and radiator.

EXTERNALLY

To the front is a lawned garden with tarmacadamed drive with ample parking, three outside lights. Pedestrian side access with outdoor sockets.

Rear garden with lawn, paved seating areas and tiled raised patio. Timber store shed, light and borders.

Oil Tank.

Fine views overlooking neighbouring farmland to the Towy Valley.

Integral Garage (10' 11" x 8' 6") or (3.34m x 2.59m)

With up and over door, concrete floor, light and power.

Viewing Arrangements

By appointment with the selling agent.

Local Authority

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

Broadband and Mobile phone

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

Services

Mains electricity, mains water, mains drainage, Oil central heating

Tenure

Freehold

Council Tax

E

Directions

From Llandeilo take the main A40 for Llandovery. Travel on this road for approximately 3 miles and turn left sign posted Cwmifor. Follow up the hill around the corner and carry on up through the village passing the church on your right and take the next right into Ger Y Llan where no 9 can be found on the right hand side.

