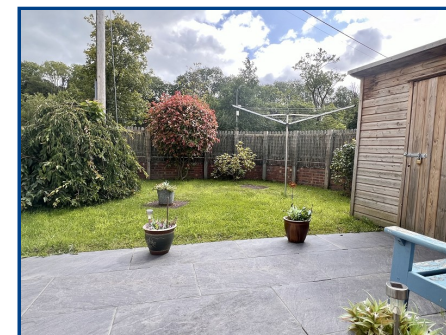


Ground Floor



Maes Yr Haf
Llanwrda
Carmarthenshire.

Price **£295,950**



- Detached 2 Bedroom (1 En-Suite) Detached Bungalow
- 2 Reception Rooms, Kitchen, & Bathroom
- Small Lawned Garden & Patio Area
- Off Road Parking To Side
- Convenient Village Location

General Description

A well maintained 2 bedroom (1 en-suite) detached bungalow standing on a small select private development on the edge of the village of Llanwrda within walking distance of the village centre.



Viewing: **01550 720 440**

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

Email: **llandoverly@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 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.

Money Laundering Regulations

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.

Maes Yr Haf, Llanwrda, Carmarthenshire.

Property Description

A well maintained 2 bedroom (1 en-suite) detached bungalow standing on a small select private development on the edge of the village of Llanwrda within walking distance of the village centre. The accommodation comprises; 2 bedrooms with 1 en-suite, living room, kitchen, bathroom and sitting room which can also be used as an additional bedroom. The property benefits from off road parking and small garden laid to lawn.

The village of Llanwrda has a village hall and places of worship. The market town of Llandovery offers comprehensive shopping facilities including supermarket, post office, chemist, patisserie, butchers, doctors surgery and cottage hospital. Also within the town is a local authority junior school with Llandovery College in the private sector.

The accommodation comprises as follows;

Entrance Hall (18' 02" x 5' 09") or (5.54m x 1.75m)

With storage cupboard. Access hatch to roof space. Radiator.

Living Room (16' 05" x 13' 08") or (5.00m x 4.17m)

With Dimplex electric fire in surround. Radiator.

Bedroom 1 (12' 11" x 12' 08") or (3.94m x 3.86m)

Measurement into bay window. Radiator.

En Suite (9' 08" x 3' 01") or (2.95m x 0.94m)

With shower cubicle, low level wc and wash hand basin. Tiled floor. Recess lighting. Extractor fan. Radiator.

Bedroom 2 (11' 07" x 9' 08") or (3.53m x 2.95m)

With radiator.

Bathroom (7' 08" x 5' 07") or (2.34m x 1.70m)

With panelled bath and shower over. Low level wc. Wash hand basin. Tiled floor. Recess lighting. Extractor fan. Radiator.

Maes Yr Haf, Llanwrda, Carmarthenshire.

Utility (7' 08" x 5' 05") or (2.34m x 1.65m)

With stainless steel sink and drainer. Radiator. Plumbing for washing machine. Extractor fan. Recess lighting. Grant oil fired boiler. Door to rear.

Kitchen (13' 06" x 11' 03") or (4.11m x 3.43m)

With a range of floor and eye level drawers and cupboards. Lamona oven and 4 ring electric hob with extractor over. Stainless steel sink. Dishwasher. Fridge/freezer. Part tiled walls. Dual aspect windows. Radiator.

Sitting Room/Bedroom 3 (15' 07" x 10' 08") or (4.75m x 3.25m)

With sliding doors to side. Radiator.

Externally.

To the side of the property is off road parking for 2 vehicles leading to rear patio and side lawned garden.

Services

With mains water, electricity and drainage. Central heating via oil fired boiler.

Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

Broadband and Mobile phone

Superfast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be likely.

Viewing

Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Tenure

Freehold

Council Tax

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