



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

**Parc Cawdor
Ffairfach
Llandeilo
Carmarthenshire.**

Price **£410,000**



- Beautifully presented detached three-bedroom bungalow
- Sought-after residential development in the popular village of Ffairfach
- Stunning contemporary fitted kitchen with quartz worktops
- Principal bedroom with modern en-suite bathroom
- Stylish contemporary shower room
- Garage and driveway parking
- Beautifully landscaped rear garden
- Approximately one mile from the market town of Llandeilo
- Viewing highly recommended

General Description

Beautifully Presented Detached Three-Bedroom Bungalow with Stunning Contemporary Kitchen, Modern Bathrooms, Garage and Landscaped Rear Garden

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.

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.

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Parc Cawdor, Ffairfach, Llandeilo, Carmarthenshire.

Property Description

A beautifully presented detached three-bedroom bungalow with garage. The property benefits from woodgrain-effect uPVC double glazing and gas-fired central heating throughout and has been tastefully updated to offer stylish, modern living.

Occupying a pleasant position on a small and highly sought-after residential development within the popular village of Ffairfach, the property enjoys easy access to a range of local amenities, including primary and secondary schools, a public house, and a convenience store.

The historic market town of Llandeilo is approximately one mile away and offers an excellent selection of independent shops, cafés, restaurants, supermarkets and professional services. The location also provides convenient access to the M4 corridor, the county town of Carmarthen, and is within approximately 30 minutes' drive of Llanelli and Swansea, with Cardiff reachable in around an hour.

The surrounding area is renowned for its outstanding natural beauty and wealth of visitor attractions, including Dinefwr Park and Castle, Carreg Cennen Castle, Dryslwyn Castle, Aberglasney Gardens and the National Botanic Garden of Wales, all of which are within easy driving distance.

The well-appointed accommodation briefly comprises a welcoming entrance hall, spacious lounge and a stunning contemporary fitted kitchen with dining area, featuring an excellent range of integrated appliances, elegant quartz worktops and high-quality finishes, creating the perfect space for both everyday family life and entertaining.

The principal bedroom benefits from a beautifully appointed modern en-suite bathroom, while two further bedrooms are served by a stylish, contemporary shower room, both finished to a high standard.

Externally, the property enjoys a beautifully maintained rear garden with a generous paved patio, well-stocked raised flower beds and a neatly kept lawn, together with a timber garden shed, outside tap, exterior lighting and convenient side access to both sides of the property.

Front Door

Entrance Hall

Oak flooring, radiator, coved ceiling and coat hooks.

Inner Hall

With two storage cupboards with shelving.

Living Room (16' 11" x 16' 6") or (5.16m x 5.04m)

With radiator, double glazed bay window to front, coved ceiling, TV and telephone point.

Sliding double doors into;

Kitchen/ dining room (24' 6" x 10' 10") or (7.46m x 3.29m)

With radiator, down lights, double glazed window and door to rear.

Soft close wall, base and drawer units with quartz work tops. Bowl and a half sink unit with mixer tap. Integrated fridge, freezer and dishwasher. Pull out table. Four ring gas hob, Neff extractor hood, Neff eye level oven and microwave oven. Built in cupboard, down lights, glass splash back and bamboo flooring.

Shower Room (9' 0" x 5' 9") or (2.74m x 1.76m)

Fully tiled floor and walls. Walk in shower with rainfall shower head. Down lights, heated towel rail, vanity cupboard with built in WC and wash hand basin. Double glazed window to rear.

Principle Bedroom (11' 8" x 14' 6") or (3.56m x 4.42m)

With coved ceiling, built in wardrobes with sliding doors, radiator, double glazed window to rear, TV and telephone point.

En-Suite Bathroom (9' 6" x 5' 9") or (2.90m x 1.75m)

With fully tiled floor and walls. Heated towel rail, panelled bath with mixer tap, low level WC, bidet and wash hand basin. Down lights and double glazed window.

Bedroom 2 (10' 6" x 9' 3") or (3.19m x 2.81m)

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

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Bedroom 3 (9' 9" x 9' 1" Max) or (2.98m x 2.76m Max)

Narrowing to 1.80.

Double glazed window to front, coved ceiling and radiator.

Integral Garage (18' 6" x 9' 5") or (5.63m x 2.86m)

Concrete floor, gas combi boiler. access to loft space. lights, plumbing for washing machine, power, electric car charger point, up and over door

EXTERNALLY

Beautifully maintained enclosed rear garden featuring a paved patio, paved pathway, lawn, and well-stocked raised flower beds. Additional benefits include an outside tap, exterior lighting, timber garden shed, side gate, and side access to both sides of the property.

Local Authority

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

Viewing Arrangements

By appointment with the selling agents.

Broadband and Mobile phone

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

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Directions

From our office continue over the bridge into Ffairfach. At the traffic ligfhts turn left and take the next right into Parc Cawdor where the property will be seen on the left hand side.

