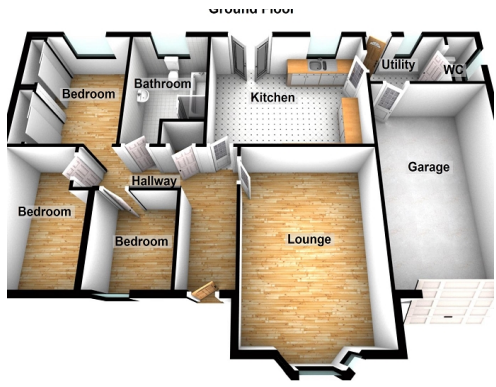




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Llansawel Llandeilo Carmarthenshire.

Price **£245,000**



- Detached 3 Bedroom Bungalow
- Integral Garage
- Oil Central Heating
- Double Glazing
- Front Garden Area & Parking
- Enclosed Rear Garden
- Llansawel Village
- EPC: Pending



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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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.

General Description

A detached 3 bedroom bungalow and garage with enclosed rear garden, parking and front garden area situated in the village of Llansawel.

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

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

Llansawel, Llandeilo, Carmarthenshire.

Property Description

This detached bungalow of modern construction under a tiled roof has the benefit of oil central heating and double glazing.

The accommodation comprises Hall, lounge, kitchen/ dining room, utility, cloakroom, 3 bedrooms and bathroom. Externally there is a front forecourt garden area with ample parking and access through to an enclosed rear garden.

Foxhollies is situated in the peaceful semi rural village of Llansawel on the edge of the Cothi Valley which is some 9 miles from the thriving university and market town of Lampeter, some 12 miles from Llandeilo and the county town of Carmarthen is also within easy reach. Local amenities within this village community include public house and places of worship.

Entrance Porch

Light and tiled floor. Double glazed door and side panel to:

Hallway (13' 7" x 4' 9") or (4.14m x 1.44m)

Radiator and coved ceiling.

Inner Hall

Built in Airing Cupboard. Coved ceiling.

Lounge (12' 6" x 17' 0") or (3.81m x 5.19m)

With coved ceiling, radiator, feature open fireplace with surround and hearth. Double glazed bay window to front.

Kitchen/Dining Room (15' 7" x 11' 9") or (4.76m x 3.58m)

With a range of base, wall, drawer and display units, bowl and a half single drainer sink unit with mixer tap, plumbing for dishwasher, part tiled, french doors to garden area, ceiling down lights and radiator. Cooker space and extractor fan above.

Utility Room (5' 3" x 7' 9") or (1.60m x 2.35m)

With plumbing for washing machine, oil fired boiler, door to garage and door to rear garden.

Cloakroom (5' 3" x 2' 10") or (1.60m x 0.87m)

With pedestal wash hand basin and low level WC. Radiator and double glazed window.

Bedroom 1 (11' 2" x 10' 6") or (3.40m x 3.21m)

With double glazed window to rear, built in wardrobes with mirrored doors. Radiator and coved ceiling.

Llansawel, Llandeilo, Carmarthenshire.

Bedroom 2 (12' 1" x 9' 4") or (3.68m x 2.84m)

With double glazed window, coved ceiling and radiator.

Bedroom 3 (8' 10" x 9' 5") or (2.70m x 2.86m)

With double glazed window, coved ceiling and radiator.

Bathroom (10' 9" x 7' 10") or (3.27m x 2.38m)

With panelled bath, low level WC, shower cubicle in a tiled surround with electric shower and wash hand basin with mixer tap. Tiled walls and radiator.

Integral Garage (18' 6" x 11' 4") or (5.63m x 3.46m)

With up and over door. Concrete floor. Shelving. Light and power.

EXTERNALLY

The bungalow is approached via a gravelled driveway with front garden area and ample parking space.

To the side of the property is a naturalised area.

Pedestiran paths either side to the rear enclosed garden with mature herbaceous borders.

Oil tank, outside tap and light.

Local Authority

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

Broadband and Mobile phone

The mobile and broadband signal is basic. Please check with your mobile and internet providers.

Viewing

By appointment with the selling agents.

Services

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

Tenure

Freehold

Council Tax

E

Directions

From Llandeilo the property is located by taking the B4302 Talley Road. Continue through Talley and after approximately one mile turn left for Llansawel. Proceed to the village of Llansawel and the property will be found on the left hand side.

