



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

**2 Maesawelon
Dryslwyn
Carmarthen
Carmarthenshire. SA32 8RY**

Price £185,000



- Modern & Spacious 2 Bedroom Semi Detached Bungalow
- Oil Central Heating & Double Glazing
- Front Lawned Garden Area
- Rear Patio
- Semi Rural Village Location
- Convenient to Llandeilo and Carmarthen
- 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 modern 2 bedroom bungalow situated in the convenient location of Court Henry, within easy commuting of Llandeilo and Carmarthen Town centres with its wider range of amenities. The property now offers modern and spacious living throughout with contemporary fittings making it an ideal starter home. The accommodation briefly comprises; Lounge, kitchen/diner, 2 bedrooms and bathroom. The property benefits from veneered oak fittings, oil fired central heating, double glazing, off road parking and enclosed rear garden.

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Maesawelon, Dryslwyn, Carmarthen, Carmarthenshire.

Property Description

Situated in a semi rural location in the Towy Valley on the edge of the village of Cwrt Henri, close to village amenities which includes primary School and Village Shop, approximately half a mile from the A40 trunk road putting Llandeilo (approximately 6 miles) and Carmarthen (approximately 11 miles) within a short driving distance. A wide range of educational, shopping, banking and other amenities are therefore a convenient distance away. The M4 extension at Crosshands is within easy commuting distance. The area is a well known tourist destination with popular attractions of Dinefwr Castle, Carreg Cennen Castle, Dryslwyn Castle, Aberglasney Gardens and The Botanical Gardens of Wales are all within a short drive away. The popular coastlines of Gower and Pembrokeshire are approximately 25 miles away.

Entrance Vestibule

Light. Double glazed door and side panel to:

Entrance Hall

Radiator and access to roof space. Telephone point.

Lounge (14' 1" x 12' 5") or (4.30m x 3.79m)

Radiator, double glazed window, feature fireplace with electric fire.

Kitchen/ dining room (19' 9" x 10' 4") or (6.02m x 3.16m)

Narrowing down to 2.35m. With a range of wall, base and drawer units with fitted worktops, stainless steel sink unit and mixer tap, 4 ring electric hob with extractor fan over and electric oven. Plumbing for washing machine, 2 double glazed windows and part tiled walls. French doors through to lounge. Larder unit.

Bedroom 1 (9' 2" x 9' 5") or (2.80m x 2.88m)

Radiator and double glazed window.

Bathroom (9' 9" x 6' 4") or (2.96m x 1.92m)

With panelled bath, wash hand basin, low level wc and shower enclosure with sliding door. Radiator, extractor fan, part tiled walls and double glazed window.

Maesawelon, Dryslwyn, Carmarthen, Carmarthenshire.

Bedroom 2 (11' 5" x 9' 11") or (3.49m x 3.01m)

Radiator and double glazed window.

EXTERNALLY

To the front of the property is a lawned garden area with flower borders and gravelled area. Side path and pedestrian access through to the rear garden.

Side parking area

To the rear of the property is a paved patio area. Oil tank.

Storage Shed

Timber store shed, comprising store 1: 2.27m x 1.83 and store 2: 2 1.86m x 2.26. Power and light.

Local Authority

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

Broadband and Mobile phone

The broadband and mobile signal is deemed good in this location. Please check with your provider.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water and mains drainage.

Council Tax

B

Directions

From Llandeilo take the A40 to Carmarthen. Proceed on this road for approximately 5 miles and at Dryslwyn Cross Roads take a right signposted Llanfynydd. Follow on this road passing the Village Shop on the left, over the bridge passing the primary School on your right. Take the next right turn into Maesawelon and the property will be found on the left.

