

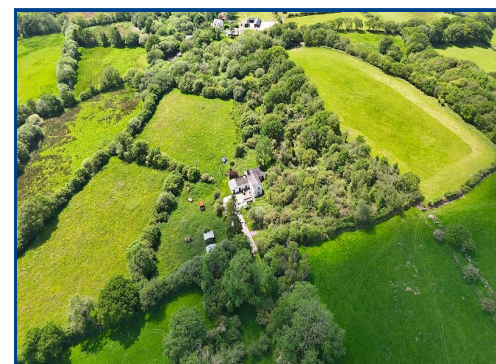
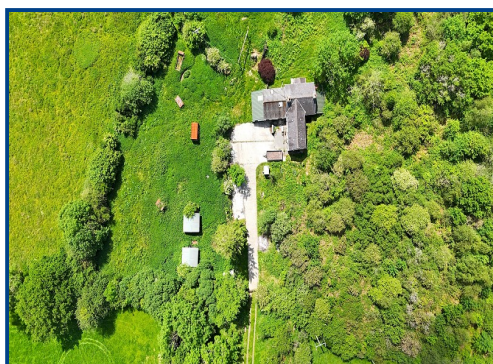
For Information Purposes Only
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**Gwynfe Road
Ffairfach
Llandeilo
Carmarthenshire.**

Price **£425,000**



- Delightful 3 Bedroom (1 En-Suite) Detached Property
- Kitchen, Living Room & Bathroom
- Set In Approximately 9 Acres
- Located In A Secluded Location With Long Gated Driveway
- Only 4.5 Miles From The Town Of Llandeilo
- No Onward Chain



Viewing: **01550 720 440**

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

Email: **llandoverly@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.

General Description

A delightful 3 bedroom property set in approximately 9 acres and nestled in a remote spot boasting beautiful views of the surrounding countryside. The area around is particularly well endowed with wildlife and is ideal for bird watching, hill walking, fishing and other country pursuits in the area.

Property Description

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Accessed by a long gated driveway this secluded property comprises; kitchen, living room and bathroom to the ground floor with 3 bedrooms with 1 en-suite to the first floor. To the front of the property there is an area for parking with useful workshop and sheds.

The property lies approximately 4.5 miles from the town of Llandeilo which offers comprehensive shopping facilities including public houses/restaurants, cafes, post office, butchers, chemist, doctor's surgery, supermarket, primary schools and senior school. The larger town of Carmarthen lies approximately 18 miles away and offers a wider range of facilities.

The accommodation comprises as follows;

Entrance Porch (6' 01" x 3' 03") or (1.85m x 0.99m)

Bathroom (8' 03" x 6' 01") or (2.51m x 1.85m)

With low level wc and pedestal wash hand basin. Panelled bath with shower attachment. Extractor fan. Radiator. Part tiled walls and tiled floor.

Kitchen (15' 08" x 11' 11") or (4.78m x 3.63m)

With a range of floor and eye level drawers and cupboards. Stainless steel sink and drainer. 4 ring electric hob with Logik oven under and extractor fan over. Plumbing for washing machine. Tiled floor and part tiled walls. Radiator. Dual aspect windows.

Living Room (21' 02" x 16' 05") or (6.45m x 5.00m)

With staircase to first floor. Oil fired Stanley range with bressumer over. Understairs cupboard. Log burner with slate hearth. 2 radiators. Door to porch.

Porch (6' 11" x 3' 11") or (2.11m x 1.19m)

With door to rear.

First Floor

Landing

Bedroom 1 (15' 08" x 12' 0") or (4.78m x 3.66m)

With dual aspect windows. Radiator. Airing cupboard with hot water tank.

En Suite (8' 05" x 6' 02") or (2.57m x 1.88m)

With low level wc and pedestal wash hand basin. Shower cubicle. Part tiled walls. Radiator. Extractor fan.

Bedroom 2 (16' 09" Max x 9' 05") or (5.11m Max x 2.87m)

With radiator.

Bedroom 3 (13' 03" x 10' 11") or (4.04m x 3.33m)

With access hatch to roof space. Radiator.

EXTERNALLY

The property is approached by a long gated driveway leading to the secluded property which sits in approximately 9 acres of land.

To the front of the property is a concreted parking area with adjacent outbuildings including **Workshop** measuring 18' 2 x 16' 4 with oil tank and additional back to back storage sheds. In the field to the front of the property are 2 part steel part timber field shelters.

The land is mostly level or gently sloping pasture land with an area of amenity woodland.

Services

With mains electricity. Private water and drainage. Oil fired central heating.

Local Authority

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

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.

Broadband and Mobile phone

Basic broadband is available in the vicinity. Please check with your provider regarding mobile phone signal.

Council Tax

D.

Tenure

Freehold

