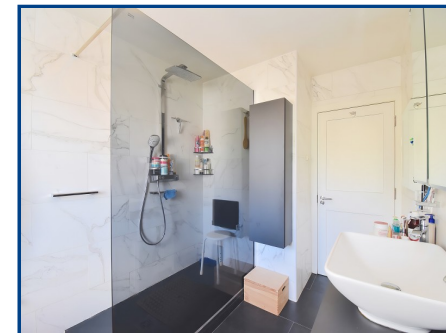


Llandovery Carmarthenshire.

Price **£430,000**



- Modern Well Presented 3 Bedroom Bungalow with Underfloor Heating
- Detached Garage, Tool Shed, Potting Shed, and 2 Greenhouses
- Wonderfully Kept Gardens Including A Variety Of Trees, Shrubs and Plants
- Superb Views Over The Brecon Beacons
- Convenient Location Within 3 Miles Of Llandovery

EPC Rating: D66

General Description

An attractive 3 bedroom detached bungalow with wonderful gardens and superb south facing views over the surrounding countryside including Pen y Fan and The Brecon Beacons National Park.



Viewing: **01550 720 440**

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

Email: **llandovery@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 14 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.

Llandovery, Carmarthenshire.

Property Description

Twin Oaks is an attractive 3 bedroom detached bungalow with superb south facing views over the surrounding countryside including The Brecon Beacons National Park and the market town of Llandovery. The property was built in 2004 and was completely renovated in 2018 by the current owners. Renovations included installing new double glazed windows with blinds, new internal and external doors, completely new kitchen, replacing the conservatory and installing underfloor heating throughout the house. There are thermostats in each room so temperature can be controlled room by room to suit. All flooring was replaced, with wood flooring in bedrooms and porcelain tiles elsewhere. New wc's were installed and the bathroom was converted into a shower room with basin, wc and bidet. The bungalow was rewired and new light fittings, switches and sockets installed.

There was no mains water so a borehole was sunk producing sweet artisan water and one of the outhouse sheds contains the water filtration system.

The property lies within 3 miles of the market town of Llandovery which benefits from comprehensive shopping facilities with a variety of shops, post office, doctors surgery, cottage hospital, public houses/restaurants, dental surgery, junior school and Llandovery College in the private sector together with a swimming pool and a supermarket on the outskirts of the town. There is a station on the Heart of Wales line from Shrewsbury to Swansea. To the south of Llandovery lies the Brecon Beacons National Park, an area of outstanding natural beauty.



Porch

Kitchen (17' 01" x 16' 01") or (5.21m x 4.90m)

With a range of stylish floor and eye level cupboards. Central kitchen island with electric plug points and Smeg 5 ring gas hob.

Living Room (16' 01" x 14' 11") or (4.90m x 4.55m)

With porcelain flooring. Gas fire place. Folding sliding doors.

Open Living Space into the

Conservatory (10' 03" Max x 10' 03" Max) or (3.12m Max x 3.12m Max)

With UPVC windows and door to front.

Airing cupboard

Contains water tank and control for electric loft ladder.

Separate WC

With low level WC and hand wash basin.

Utility / Pantry

With sliding door and Siemens Washing Machine.

Bedroom 1 (12' 03" x 11' 02") or (3.73m x 3.40m)

With built in wardrobes and separate walk in wardrobe. Automatic lighting.

Bedroom 2 (11' 07" x 9' 03") or (3.53m x 2.82m)

With mirror fronted wardrobe. Storage cupboard. Automatic lighting.

Bedroom 3/Study (11' 03" x 10' 07") or (3.43m x 3.23m)

With shelving units.

Bathroom (11' 06" x 7' 07") or (3.51m x 2.31m)

With low level wc, heated towel rail, wash hand basin, and bidet. Cosmetic cupboard over. Floor to ceiling tiles.

EXTERNALLY

The property is approached by a tarmac driveway with ample car parking spaces. Outbuildings comprise of; Detached Garage, Garden Store, 2 Green Houses, Tool Shed, Potting shed, and Water Filtration System Shed. All of which have lighting and electric sockets.

The gardens that surround the property are a gardeners dream which have been lovingly created and maintained by the current owner; who has compiled a list below of some of the plants included;

Approximately 10 apple trees of different varieties including Braeburn and Red love (red colour all the way through the apple)

Approximately 10 cherry trees, shorter varieties grown on semi root stock.

- 1 Victoria plum tree
- 4 or 5 Crab apple trees
- 2 Fig trees
- 1 Tomatillo (In the greenhouse)
- 2 Vines (in the greenhouse. Small sweet white grapes, small sweet red grapes)
- 4 Asparagus beds
- 4 Strawberry beds

Variety of roses, clematis, lilies, Hostas Dahlias, Acers Lupins, Veronica, Skimmia Japonica, Forsythia, Hydrangeas, Climbing Hydrangea, Anemones, Rhododendron, Gardenia, Paeonies. Ginger plants, Daphnes, Nerrine Bowdeni, Salvias, Geraniums, Variety of Spring plants including, Narcissus, Snowdrops, Tulips, crocuses, Pelargoniums (overwintered in greenhouse) Abelia grandiflora, Bamboo, Aconitum, Edgeworthia, Hesperanthus Cochinea, Pittosporum. Viburnum Plicatum.

Detached Garage (16' 00" x 14' 05") or (4.88m x 4.39m)

With shelving and work top units.

Services

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

Tenure

Freehold

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.

Local Authority

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

Council Tax

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