

**Fedwen
Carmel
Llanelli
Carmarthenshire SA14 7TG**

Price **£189,950**



- Spacious three bedroom semi-detached home set in a popular village location
- Well proportioned accommodation arranged over two floors
- Bright and airy living spaces with flexible reception rooms
- Generous rear garden and detached garage
- Ideal family home or first time purchase
- Off road parking
- Convenient access to local amenities, schools and transport links
- Easy reach to the M4 corridor
- Viewing highly recommended to appreciate the space on offer

Viewing: **01558 823 601** Website: www.ctf-uk.com Email: llandeilo@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.

General Description

A well proportioned three bedroom semi detached property situated in the popular village of Carmel, offering generous accommodation, a good sized rear garden, off road parking and a detached garage to the rear. The property presents an excellent opportunity for families, first time buyers and investors.

EPC Rating: E41

Carmel, Llanelli, Carmarthenshire.

Property Description

A well proportioned three bedroom semi detached property situated in the popular village of Carmel, offering generous accommodation, a good sized rear garden, off road parking and a detached garage to the rear. The property presents an excellent opportunity for families, first time buyers and investors.

The accommodation is arranged over two floors and briefly comprises:

Ground floor with spacious living room with front facing window allowing plenty of natural light. A second reception room/ dining room offers flexible living space. Kitchen to the rear with access to the garden.

First floor with landing area giving access to three well proportioned bedrooms. Family bathroom fitted with a modern suite.

Externally the property has a good sized rear garden, offering ample space for outdoor seating, entertaining or family use. Side access leads to off road parking and a detached garage.

Situated in the village of Carmel in a convenient location approximately 5 miles from the market town of Llandeilo which offers a wide and varied range of amenities to include cafes, shops, offices and schools etc together with rail link on the Heart of Wales line. The busy centre of Cross Hands with its retail park is within easy motoring distance and the M4 Motorway junction at Pont Abraham is close at hand giving access to the University city of Swansea and the rest of the country.

Double Glazed Door

Dining Room (20' 9" x 13' 9") or (6.32m x 4.20m)

With stairs to first floor, double glazed window and radiator. Under stairs cupboard.

Kitchen (10' 5" x 11' 7") or (3.17m x 3.52m)

Max width 4.60. With wall, base and drawer units. Four ring gas hob, electric oven and extractor hood. Stainless steel sink with drainer. Down lights and part tiled walls. Double glazed window and door to rear. Breakfast bar.

Cupboard with radiator.

Living Room (20' 9" x 10' 1") or (6.32m x 3.07m)

With two double glazed windows and radiator.

First Floor

Landing

With radiator and roof access.

Bedroom 1 (12' 4" x 10' 10") or (3.76m x 3.29m)

Max width 4.26.

With double glazed window, radiator and coved ceiling.

Bedroom 2 (8' 1" x 13' 10") or (2.46m x 4.21m)

Narrowing to 1.48 x 2.35.

Panelled wall, double glazed window and radiator.

Bedroom 3 (12' 6" x 10' 5") or (3.81m x 3.18m)

Double glazed window, radiator and coved ceiling.

Bathroom (7' 11" x 10' 7") or (2.41m x 3.22m)

Panelled bath with mixer tap, heated towel rail, low level WC and hand wash basin with vanity unit. Walk in shower cubicle with rainfall shower head and hand held attachment. Double glazed window and down lights.

Carmel, Llanelli, Carmarthenshire.

EXTERNALLY

Vehicle right of way to rear.

Concrete drive and pedestrian path. Raised graveled area and lawn. Stone store shed.

Detached Garage (26' 0" x 12' 1") or (7.93m x 3.68m)

With up and over door. Double glazed pedestrian door to side. Concrete floor, window and work bench.

Rear Storage Room (12' 4" x 11' 0") or (3.76m x 3.36m)

With work bench.

Viewing Arrangements

By appointment with the selling agent.

Local Authority

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

Broadband and Mobile phone

The mobile signal is deemed good. Ultrafast broadband is available in this area.

Services

Mains electricity, mains water, mains drainage and LPG gas central heating

Tenure

Freehold

Council Tax

C

Directions

From our office proceed over the bridge towards Ffairfach. Turn right at the traffic lights and proceed on this road to Carmel. Continue through the village, up the hill and the property will be found on the left hand side.

