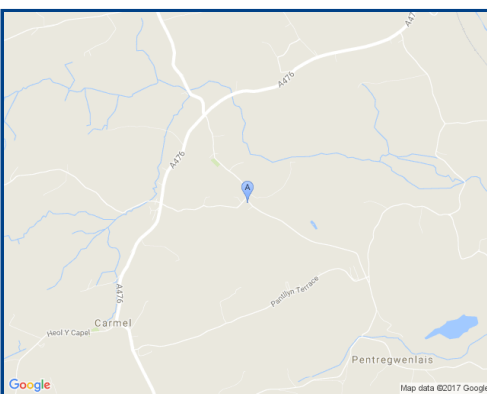




Chartered Surveyor, Valuers,  
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**Nant Yr Allt Milo  
Llandybie  
Ammanford  
Carmarthenshire  
SA18 3NZ**

Price **£339,950**



- Detached 4 Bedroom Bungalow & Double Garage
- Spacious Plot
- Double Glazing & LPG Heating
- Spacious Accommodation
- Ample Parking & Turning Areas
- Village location
- Convenient to Llandeilo, Cross Hands & Ammanford
- Bathroom & Ensuite
- EPC: Pending



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

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**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](mailto:surveys@ctf-uk.com).

**General Description**

A detached 4 bedroom bungalow and double garage situated on a spacious plot in the village of Milo conveniently located to Llandeilo, Ammanford and Cross Hands.

**Property Description**

A deceptively spacious detached 4 bedroom bungalow and double garage standing on a spacious plot with ample parking and turning areas.

Nant Yr Allt is built of conventional construction under a tiled roof with the benefit of lpg heating and double glazing.

Situated in a convenient location in the hamlet of Milo which lies between the historic market towns of Llandeilo and Ammanford. Cross Hands with its shopping/business park is within easy commuting distance, centrally located for the county town of Carmarthen, about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively.

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 accommodation comprises entrance vestibule, entrance hall, kitchen/breakfast room, boiler room, dining room, lounge, sitting room/bedroom 4, master bedroom with ensuite bathroom, family bathroom and 2 further bedrooms.

**Entrance Vestibule**

With brick pillar and paved area with outside light. Double glazed door and glass leaded side panel to entrance hall.

**Entrance Hall (24' 10" x 6' 4") or (7.56m x 1.93m)**

With radiator, attractive ornate coving and ceiling rose, arched niche with light. French doors through

to dining room and lounge, fitted cupboard with sliding doors, radiator and hanging rail. Telephone point. Access through to inner hall with ceiling rose and ornate coving.

**Boiler Room (8' 7" x 3' 1") or (2.62m x 0.93m)**

With Worcester wall mounted central heating boiler, cloak hooks and access to roof space.

**Kitchen/Breakfast Room (9' 11" x 20' 2") or (3.01m x 6.15m)**

With a range of wall, base and display cabinets, fitted worktops, bowl & a half sink unit with mixer tap, AEG electric over and hotpoint hob with extractor fan above. Integrated dishwasher, part tiled walls, coved ceiling, double glazed window to rear and double glazed door. Breakfast Area with radiator, fuse box and double glazed leaded window.

**Dining Room (13' 0" x 9' 11") or (3.97m x 3.02m)**

With radiator, ceiling rose and ornate coving, leaded double glazed french doors and side panel to paved patio area.

**Lounge (20' 1" x 13' 11") or (6.12m x 4.25m)**

With two radiators, ornate coving and ceiling rose, feature fireplace and hearth with electric fire, wall lights and TV point, double glazed window, leaded double glazed french doors with side panels to conservatory.

**Bedroom 4/Reception Room (13' 3" x 10' 2") or (4.04m x 3.11m)**

(currently used as a sitting room). With radiator, TV point and leaded double glazed window to rear. Coved ceiling.

**Conservatory (7' 9" x 12' 4") or (2.35m x 3.77m)**

With cushion flooring and double glazed doors out to garden area.

**Master Bedroom Suite**

Door from lounge to a spacious master bedroom with hall, ensuite and bedroom. Comprising:

**Hallway Area (7' 8" x 3' 10") or (2.33m x 1.17m)**

With coved ceiling, door to ensuite bathroom and archway through to bedroom. Mirrored fronted wardrobes with shelving and hanging rail.

**Bedroom Area (13' 11" x 14' 0") or (4.25m x 4.26m)**

With leaded bay fronted double glazed window, radiator, TV point and coved ceiling.

**En suite Bathroom (7' 11" x 7' 7") or (2.42m x 2.32m)**

With pedestal wash hand basin, low level WC, free standing roll top bath with claw feet, tap and shower head attachment, fully tiled walls and floor, radiator, coved ceiling and double glazed window.

**Bedroom 2 (11' 11" x 11' 11") or (3.64m x 3.64m)**

With leaded double glazed bay window, radiator, coved ceiling, built in wardrobe with mirror doors with shelves and hanging rail.

**Bedroom 3 (12' 0" x 11' 11") or (3.66m x 3.64m)**

With leaded double glazed bay window to front, radiator and coved ceiling.

**Family Bathroom (8' 6" x 7' 4") or (2.60m x 2.24m)**

With panelled bath, low level WC, pedestal wash hand basin, shower cubicle with electric Mira shower, radiator, coved ceiling, tiled walls and double glazed window.

**EXTERNALLY**

The property is approached via a gated entrance tarmac driveway to the double garage with ample parking and turning areas.

Front enclosed lawned garden area with an abundance of shrubs and bushes.

Rear garden laid to patio area with gravelled area and lawned garden. Open aspect to the rear.

Outside lights and calor gas tank

**Double Garage (18' 0" x 20' 4") or (5.48m x 6.20m)**

With up and over door, concrete floor, electric and light. Plumbing for a washing machine.

**Local Authority**

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

**Viewing**

By appointment with the selling agents.

**Services**

Mains electricity, mains water, mains drainage

**Directions**

From our office continue on the A483 for Ammanford and in Ffairfach take a right towards Cross Hands/Llanelli. Proceed along this road for approximately 4 miles and turn left towards Llandybie. Proceed into the village of Milo and the bungalow will be found on the right hand side just past the former primary school on the left.

