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.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Mayals

3 Orchard Close
Llandeilo
Carmarthenshire. SA19 6DW

Price **£259,000**

- A deceptively Spacious Detached 3/4 Bedroom Bungalow
- In a Private Town Centre Location
- Gas Central Heating
- Basement Garage & Basement Room
- Partial Double Glazing
- Large Mature Gardens & Grounds
- Conservatory
- Tarmacadam Drive, Ample Parking & Turning Area
- EPC: D61

General Description

EPC Rating: D61

This deceptively spacious 3/4 bedroom bungalow with basement workshop and garage sitting on a large plot within the town centre of Llandeilo convenient to all local amenities.

Orchard Close, Llandeilo, Carmarthenshire.

Property Description

Mayals comprises a deceptively spacious 3/4 bedroom bungalow of conventional construction under a tiled roof, standing on a large plot with mature garden and grounds comprising lawned gardens, vegetable garden, patio, ample parking area, basement rooms and garage. The property has the benefit of gas central heating and partial double glazing.

In a private and convenient town centre location within walking distance of a wide and varied range of amenities to include, banks, shops, offices and schools etc.

Llandeilo is situated centrally located for the M4, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively. Leisure amenities are available within walking distance to include Tennis Courts, playing fields, Penlan Park, Dynevor Park with its Historic Castle, nature walks and wildlife reserve. The area is a well known tourist destination with popular attractions of Dinefwr Castle, Dryslwyn Castle, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

The accommodation comprises entrance hall, lounge/dining room, kitchen, rear hall, cloakroom, conservatory, study/box room, bathroom and 3 bedrooms.

Entrance Vestibule

With light and tiled floor.

Entrance Hall

With oak floor and coved ceiling. Double glazed door and side panels.

Study/Boxroom (6' 3" x 11' 1") or (1.91m x 3.38m)

With double glazed window, fitted cupboards with louvre doors, shelf and wall lights, radiator, coved ceiling and telephone point.

Lounge/Dining Room (22' 3" x 12' 9") or (6.78m x 3.88m)

With double glazed window, oak flooring, 2 radiators, coved ceiling and wall lights, feature fireplace with gas fire, timber mantle and hearth.

Kitchen/Breakfast Room (22' 3" x 12' 9") or (6.78m x 3.88m)

With a range of wall, base and display units, breakfast bar area with cupboards, fitted worktops, stainless steel sink unit and mixer tap, Hotpoint double oven and 4 ring Siemens electric hob, plumbing for a dish washer, coved ceiling, radiator and fluorescent light. Walk-in utility cupboard with plumbing for washing machine and shelving.

Rear Hall

Built in cupboard, radiator and coved ceiling, door to conservatory and double glazed door.

Conservatory (11' 5" x 12' 4") or (3.48m x 3.75m)

With tiled floor, ceiling light and fan, poly carbonate roof, patio doors to garden and double glazed door to side.

Cloakroom (5' 7" x 3' 10") or (1.69m x 1.18m)

With low level WC, pedestal wash hand basin with tiled splash back, radiator and coved ceiling.

Inner Hall

With radiator, oak flooring, 2 built in cupboards, coved ceiling and access to roof space with loft ladder.

Orchard Close, Llandeilo, Carmarthenshire.

Bedroom 1 (15' 7" x 11' 2") or (4.74m x 3.41m)

With double glazed window and window to side, fitted wardrobes, radiator, coved ceiling and wall lights,

Walk In Airing Cupboard (5' 1" x 12' 0") or (1.54m x 3.65m)

With hot water cylinder and slatted shelving. Window and coved ceiling.

Bedroom 2 (8' 10" x 13' 11") or (2.69m x 4.24m)

With double glazed window, radiator, coved ceiling and fitted wardrobes.

Bedroom 3 (9' 3" x 10' 10") or (2.82m x 3.29m)

With double glazed window, coved ceiling, radiator and fitted wardrobes.

Bathroom (5' 0" x 11' 10") or (1.53m x 3.60m)

With low level WC, panelled bath with mixer tap and shower head, wash hand basin in vanity unit with cupboards and tiled splash back, large shower enclosure with Grohe shower unit and respatex walls, Double glazed window, shaver point and light, coved ceiling, fluorescent light, radiator and part tiled walls.

Basement & Garage

With double glazed door. Comprising:

Workshop Area (8' 4" x 21' 9") or (2.53m x 6.64m)

With tiled floor, 2 windows, gas central heating boiler, 2 flourescent lights and shelving. Door and steps up to side entrance.

Garage (20' 7" x 12' 6") or (6.27m x 3.81m)

With up and over door, power and light. Flourescent light and fuse box. Concrete floor.

Storage Area (8' 2" x 17' 1") or (2.50m x 5.20m)

With power and light, radiator and window. Sliding door to store room.

EXTERNALLY

The property can be approached via two entrances with tarmacadamed drive to the front of the property and parking area.

To the rear is a mature enclosed garden with an abundance of shrubs and borders and ornamental trees. Raised flower beds and fruit trees. Pedestrian gate down to the side.

To the side of the property is a gated entrance driveway with lawned area, dwarf walling and vegetable garden with patio area and lean-to greenhouse.

Outside lights and outside tap.

Local Authority

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

Viewing

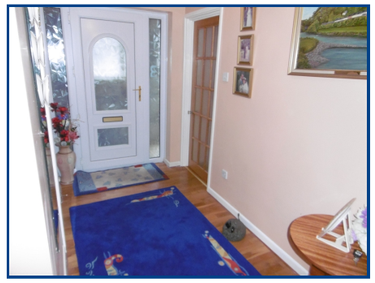
By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

Freehold

Directions

From our office proceed down Rhosmaen Street, turn left into New Road, carry on up this road for approximately 200 yards and turn right by Spar into Greenfield. Half way up this road turn right into Orchard Close where the property can be found in front of you.