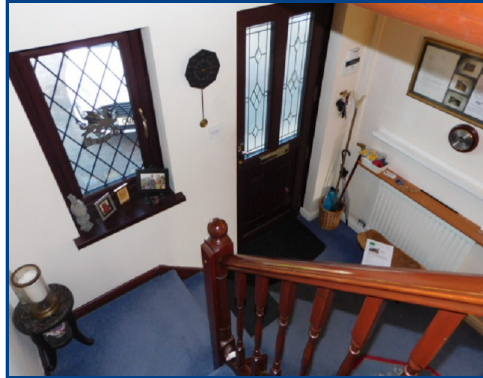




**Chartered Surveyor, Valuers,
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Ger Y Llan Llandeilo Carmarthenshire.

Guide Price **£365,000**



- An Attractive Detached 4/5 Bedroom Family Home
- Integral Garage, Front and Rear Gardens
- Tarmacadam Drive & Ample Parking Space
- Oil Central Heating
- Double Glazing
- Convenient Location 2.5 Miles Llandeilo
- Lounge, Dining Room, Conservatory & Study/5th Bedroom
- Ensuite Bathroom, Shower Room & Cloakroom
- EPC: D57

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

Important notice

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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.

General Description

A detached 4/5 bedroom family home with the benefit of oil central heating and double glazing.

EPC Rating: D57

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

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

Ger Y Llan, Llandeilo, Carmarthenshire.

Property Description

No. 3 Ger Y Llan comprises a detached 4/5 bedroom house with integral garage and gardens to front and rear. The property has the benefit of oil central heating and double glazing.

Situated in the quiet convenient village of Cwmifor with views over the Towy Valley. Llandeilo is within 2.5 miles and offers a wide and varied range of amenities to include shops, offices and schools. Llandeilo is centrally located for the M4, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively.

The Towy Valley is a renowned tourist destination with attractions that include Carreg Cennen Castle, Trap, Dynevor and Dryslwyn Castles, Aberglasney Gardens and the National botanical gardens of Llanarthney are all within easy reach.

The accommodation comprises entrance vestibule, entrance hall, cloakroom, study/bedroom 5, lounge, dining room, kitchen/breakfast room, utility room and conservatory on the ground floor and master bedroom with dressing area and ensuite bathroom, 3 further bedrooms and shower room.

Entrance Vestibule

to:
Entrance Hall (8' 9" x 12' 0") or (2.67m x 3.66m)
With radiator, coved ceiling and double glazed door. Open balustrade staircase to first floor.

Lounge (12' 1" x 19' 5") or (3.68m x 5.93m)
With double glazed window, radiator, TV point and coved ceiling. Feature fireplace with calor gas fire with tiled insert and hearth. French doors to dining room.
Cloakroom (6' 3" x 3' 3") or (1.91m x 1.0m)
With wash hand basin and low level WC. Double glazed window, coved ceiling, radiator and pull switch.
Dining Room (9' 10" x 12' 2") or (2.99m x 3.70m)
With radiator, coved ceiling and TV point. Sliding patio door to conservatory and french doors to lounge.
Sun Room/Conservatory (11' 3" x 10' 9") or (3.42m x 3.27m)
With dwarf walling with double glazed patio door and windows, tiled floor, ceiling fan light.
Study / Bedroom (8' 9" x 6' 8") or (2.66m x 2.03m)
With double glazed window, radiator, fitted desk and shelving. Radiator and coved ceiling.
Kitchen / Breakfast Room (12' 1" x 13' 1" Max) or (3.69m x 3.99m Max)
With a range of wall and base units, bowl and half stainless steel sink unit with mixer tap, wine rack, 4 ring electric hob, double oven and extractor hood over. Integrated dishwasher and fridge. Radiator, partly tiled walls, coved ceiling and double glazed window. Plumbing for dish washer.
Utility (9' 6" x 8' 8") or (2.90m x 2.63m)
With double glazed window, coved ceiling and radiator. Wall and base units with stainless steel sink unit with mixer tap, appliance space, shelving, plumbing for washing machine and Worcester oil central heating boiler. Double glazed door and access to roof space.

Ger Y Llan, Llandeilo, Carmarthenshire.

First Floor
With open balustrade staircase to:
Landing
With radiator, coved ceiling, linen cupboard and access to roof space.
Master Bedroom (12' 1" x 15' 1") or (3.68m x 4.61m)
With double glazed window, coved ceiling and radiator. Access to:
Dressing Area (5' 2" x 4' 0") or (1.57m x 1.23m)
With fitted wardrobes.
En Suite Bathroom (8' 8" x 6' 5") or (2.64m x 1.96m)
Pedestal wash hand basin, low level WC, panelled bath and shower enclosure with electric Triton shower unit. Fully tiled walls, heated towel rail, double glazed window, radiator and pull switch.
Bedroom 2 (7' 3" x 8' 10") or (2.21m x 2.69m)
With double glazed window, coved ceiling and radiator.
Bedroom 3 (12' 3" x 8' 0") or (3.74m x 2.45m)
With 2 double glazed windows, coved ceiling and radiator.
Bedroom 4 (13' 11" x 7' 8") or (4.25m x 2.34m)
With double glazed window, coved ceiling and radiator.
Shower Room (5' 7" x 5' 10") or (1.70m x 1.78m)
With double glazed window and radiator. Low level WC, wash hand basin and shower enclosure with Mira electric shower. Fully tiled walls and pull switch.

EXTERNALLY
To the front of the property is a tarmacadam drive and parking area with open plan front lawned garden with side paths around to the rear of the property.

To the rear there is large lawned garden area with patio, raised flower beds/ vegetable boxes and rockery area.
Store Shed and side timber shed
Greenhouse
Outside tap and Oil tank
Local Authority
Carmarthenshire County Council, 3 Spilman Street Carmarthen, Tel No: 01267 234567
Viewing
By appointment with the selling agents.
Broadband and Mobile phone
The broad band and mobile signal is deemed to be good in this locality.
Services
Mains electricity, mains water and mains drainage.
Tenure
Freehold
Directions
From Llandeilo take the main A40 for Llandovery for approx 2 1/2 miles turning left sign posted Cwmifor after 1/4 mile 3 Ger Y Llan can be found on the right hand side.

