

Ref: 0ger20

13 Ger Y Llan, Cwmifor, Llandeilo, Carmarthenshire, SA19 7BU

**Detached Spacious 3 Bedroomed Bungalow  
within easy driving distance of the pretty town of Llandeilo**

Llandeilo 2.5 miles, Llandovery 9 miles, Carmarthen 18 miles



An attractive modern detached 3 Bedroomed Bungalow of cavity brick wall construction under a tiled roof, with the benefit of oil-fired central heating and double glazing.

**Accommodation** – Reception Hall, Kitchen/Breakfast Room, Utility Room, Study, Lounge, Dining Room, Master Bedroom with en suite Shower Room, 2 further Double Bedrooms, and family Bathroom. (EER: D)

**Externally** – Workshop, (former garage which could be re-instated), easily maintained gardens with footings for a conservatory, pleasant outlook to the rear across neighbouring pasture fields and the Towy Valley.

**Location** – Set in a peaceful cul de sac in the semi-rural sought after village of Cwmifor, which has a Church, Village hall and a regular bus service. Located only 2 ½ miles or so from Llandeilo, a pretty ancient market town at the fringe of the Brecon Beacons National Park, with distinctive shops, galleries, pubs, hotels, good restaurants, main post office, health centre, dentists, schools, churches, and Heart of Wales railway station. The A483 road runs through the town leading southwards to Swansea. Llandeilo dates back to the 13<sup>th</sup> Century and stands in an elevated position on the banks of the Towy, having an old world charm with narrow streets and historic buildings. The area is rich in history and has many visitor attractions, Dinefwr Estate with National Nature Reserve, historic house, 18th-century landscape park, medieval deer park and Castle, is a short drive away. Aberglasny Gardens are only 6 miles away, and The National Botanic Garden of Wales, 12 miles. Access to the A48/M4 link road is 14 miles and Carmarthen is 18 miles distant with excellent shopping, multi-screen cinema, general hospital and main line railway station. The stunning Gower Peninsular and the magnificent Cardigan Bay coast are within an hour's drive.

**Price Guide: £235,000 No Onward Chain**

## THE ACCOMMODATION COMPRISES:

- RECEPTION HALL:** 14'6" x 8'6". Bespoke solid Oak front door leads into the spacious hallway, which has ceiling down lights and opens out to the inner hallway. Double doors to a small lobby which allows access to the dining room and further doors to the lounge, master bedroom and family bathroom.
- INNER HALLWAY:** 8'8" x 4'10". Built in heated linen and store cupboards Oak flooring. Loft access, doors to two bedrooms. Details further below.
- LOUNGE:** 17' x 14'. Feature brick fireplace with timber mantel over and a slate hearth. Patio doors to the rear with views across neighbouring fields. Large arched opening to the dining room.
- DINING ROOM:** 13'10" x 10'8". Window to the rear. Door to the kitchen.
- KITCHEN/BREAKFAST ROOM:** 14'2" x 9'10". Range of medium Oak effect wall and base units and granite effect work surfaces over. 1 ½ bowl composite sink with mixer tap and tiled splashbacks. Cooker control point with extractor fan and space for a range-style cooker, tiled floor. Space for a breakfast table and American style fridge/freezer. Tiled floor. Window to the rear and door to the utility room.
- UTILITY ROOM:** 9'5" x 8'7". Medium Oak effect base unit with stainless steel sink unit, granite effect work surface over, tiled splashbacks. Plumbing and space for a washing machine, tumble dryer and dishwasher. Worcester oil-fired boiler serving the central heating and hot water system. Tiled floor, window and stable door to the rear garden. Door to the Study (apportioned former garage).
- STUDY:** 9'3" x 8'4". Built in store cupboards which also house the hot water cylinder. Oak flooring.
- From the main reception hall, doors to:-
- MASTER BEDROOM:** 11'10" x 11'8". Wall to wall built in wardrobes. Solid Oak flooring, window to the front. Door to the en suite shower room.
- EN SUITE:** 10'6" x 4'10". Contemporary suite comprising vanity unit with circular stone wash hand basin and cupboard below, low level W.C. with concealed cistern, large walk in shower enclosure, heated towel rail, ceiling downlights, tiled walls and floor. Window to the side.
- FAMILY BATHROOM:** 10'4" x 6'6". Contemporary white suite comprising turbo bath with hand shower attachment. Vanity unit, with inset wash hand basin and cupboards below. Low level W.C. with concealed cistern. Corner shower enclosure. Heated towel rail, window to the side. Tiled floor.
- From the inner hallway, doors to:
- BEDROOM 2:** 10'10" x 8'8". Window to the front aspect.
- BEDROOM 3:** 14'2" x 10'. Window to the front aspect.

N.B. The Floorplan can be found on Page 4

## EXTERNALLY:

**WORKSHOP:** 9'3" x 8'4". Double doors to the front, concrete floor. Part of the former garage which could be easily re-instated if required.

**APPROACH AND GARDENS:** Approached off a village lane, into a peaceful cul de sac. The tarmac driveway has parking space for three cars. A paved pathway leads around to the side gate which accesses the rear garden and garden shed. The property has a neat easy to manage front garden, being mainly laid to lawn. To the rear, a good size lawn and patio sited to enjoy the view over the adjoining fields and the Towy Valley beyond.

N.B. The owner had planned to install a conservatory but due to a change in circumstances this will not now be done. However some groundwork / footings have been undertaken in readiness for a conservatory accessed from the lounge.

**SERVICES:** We understand that the property is connected to mains water, mains electricity and mains drainage. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements. Broadband is also available.

**COUNCIL TAX:** We are informed that the property is within Council Tax Band "E" (Carmarthenshire County Council).

**FIXTURES & FITTINGS:** Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

**WAYLEAVES, EASEMENTS & RIGHTS OF WAY:** The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

**TENURE & POSSESSION:** We are informed that the property is freehold with vacant possession on completion, by arrangement.

**VIEWING:** By prior appointment only with **PROFILE HOMES**



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Website: [www.profilehomes.com](http://www.profilehomes.com)**

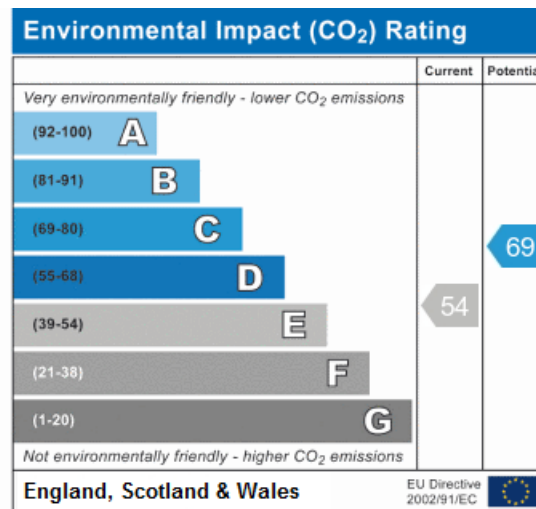
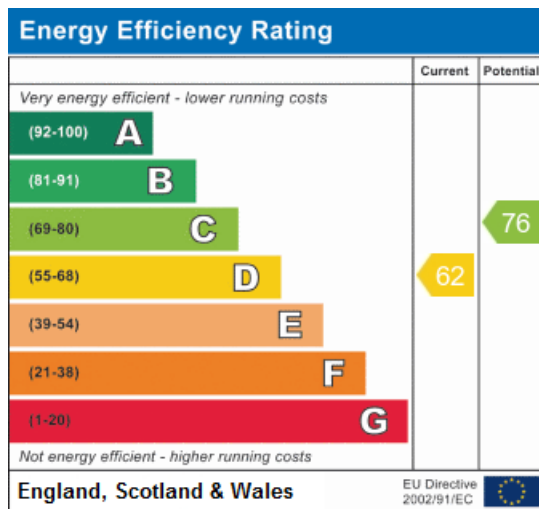
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Approximate Gross Internal Area = 144.3 sq m / 1553 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID516438)

**ENERGY PERFORMANCE FIGURES:**



**NOTES:** **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

**PROFILE HOMES**

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