Terry Thomas & Co
ESTATE AGENTS









Dancwarre, Llandissilio,

Clynderwen, SA66 7SU

A spacious, detached three-bedroom bungalow set within approximately 0.32 acres of mature, private grounds backing onto open countryside. Enjoying an elevated rural outlook, this well-appointed home features a large lounge with a feature brick fireplace and wood-burning stove, alongside an expansive 8.1m kitchen-dining room fitted with integrated Neff appliances and granite worktops. The versatile accommodation includes three well-proportioned bedrooms with fitted furniture (the principal bedroom boasting a wet-room ensuite), a four-piece family bathroom, a utility room, a cloakroom WC, and a converted former garage ideal for hobby or home-office space. Outside, a gated tarmacadam driveway provides extensive parking and turning space leading to a steel-framed garage/workshop with an electric roller door, additional storage units, and large lawned gardens. Benefitting from oil-fired central heating, uPVC double glazing, and a 3kW solar panel system, this property offers comfortable countryside living with excellent practical space.

Offers in the region of £385,000

Dancwarre Llandissilio

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The property stands within approximately 0.32 acres and is approached via a double-pillared entrance with gated access leading onto a tarmacadam driveway. The driveway extends to a main forecourt providing ample parking and turning space and continues alongside the dwelling to the rear.

Entrance Porch

An open stone porch with tiled steps leads to a uPVC double-glazed entrance door opening into the hallway.

Entrance Hall

11'3" x 7'1" (3.43m x 2.17m)
Providing access to the lounge and kitchen/dining room.

Lounge

19'0" x 14'7" (5.80m x 4.45m)
A spacious reception room featuring a fireplace with a pointed brick surround, solid granite hearth and matching display plinths, incorporating an inset wood-burning stove. Double-panel radiator with thermostatic control. uPVC double-glazed windows to the front overlooking the surrounding countryside.

Kitchen/Dining Room

26'10" x 10'6" (8.18m x 3.21m)
A generous kitchen/dining room with separate dining and kitchen areas. The dining area has uPVC double-glazed windows and a double-panel radiator with thermostatic control. The kitchen is fitted with a range of base and eye-level units with medium oak-finish door and drawer fronts, complemented by a matt-finish granite work surface. Inset four-ring Neff hob with chimney-style extractor over, one and a half bowl stainless-steel sink, Neff double oven and grill, fully integrated fridge and dishwasher. Further features include wood-finish flooring, downlighting and display cabinets.

Side Entrance Hall

Accessed from the kitchen-dining room, with uPVC double-glazed doors opening to the side and providing access to the paved area. Single-panel radiator with thermostatic control and door to the utility room.

Utility Room

9'1" x 7'5" (2.78m x 2.28m)
Fitted with base and eye-level cupboards with cherrywood-finish drawer fronts and a gloss granite-effect work surface over. Stainless-steel sink, plumbing for a washing machine and space for a tumble dryer. Ceramic-tiled flooring, single-panel radiator with thermostatic control and uPVC double-glazed door to the front. Door providing access to the former garage.

Former Garage

11'9" x 17'10" maximum (3.60m x 5.45m maximum)
Now providing additional accommodation and storage space, with ceramic-tiled flooring, uPVC double-glazed windows to the side and uPVC double-glazed patio doors to the front. Fitted base and eye-level cupboards with oak-finish door fronts and a gloss granite-effect work surface over. The room houses a Worcester Heat Slave 20/25 oil-fired combination boiler providing central heating and domestic hot water, together with the solar collection equipment. Door to the cloakroom/WC.

Cloakroom/WC

Fitted with a close-coupled WC and corner washbasin, wall-mounted chrome towel radiator and uPVC double-glazed window to the side. Ceramic-tiled flooring.

Bedroom One

14'3" minimum plus passageway x 11'3" (4.36m minimum plus passageway x 3.44m)
A double bedroom with a fitted bedroom suite comprising two double wardrobes and one single wardrobe, a continental-style bed unit with storage cupboards over, bedside cabinets and chest units. Single-panel radiator with thermostatic control and uPVC double-glazed window to the rear.

En-Suite Wet Room

5'4" x 7'10" (1.65m x 2.39m)
Comprising a shower area with tiled flooring and marble-effect wall panels, fitted with a chrome mixer shower. Pedestal washbasin and low-level WC, part-tiled walls, wall-mounted ladder-style towel radiator, ceramic-tiled flooring and uPVC double-glazed window to the rear.

Family Bathroom

7'9" x 8'0" (2.38m x 2.46m)
A four-piece suite comprising a panelled bath, close-coupled WC, shower enclosure with Mira mixer shower and oval washbasin fitted into a vanity unit with high-gloss white door and drawer fronts and mirrored backing. Floor-to-ceiling tiled walls, ceramic-tiled flooring, wall-mounted chrome towel radiator and uPVC double-glazed window to the rear.

Rear Hallway

Access to the loft space and bedroom two.

Bedroom Two

12'1" x 7'10" (3.69m x 2.41m)
Fitted with a double wardrobe, bedside chest, storage cupboards over the bedstead and a dressing chest. Single-panel radiator with thermostatic control and uPVC double-glazed window to the rear.

Bedroom Three

11'4" x 12'2" minimum plus passageway (3.46m x 3.72m minimum plus passageway)
Fitted bedroom furniture comprising two single wardrobes, bedside chests, storage cupboards over the bedstead and a dressing-table unit. Single-panel radiator with thermostatic control and uPVC double-glazed window to the rear.

Outside

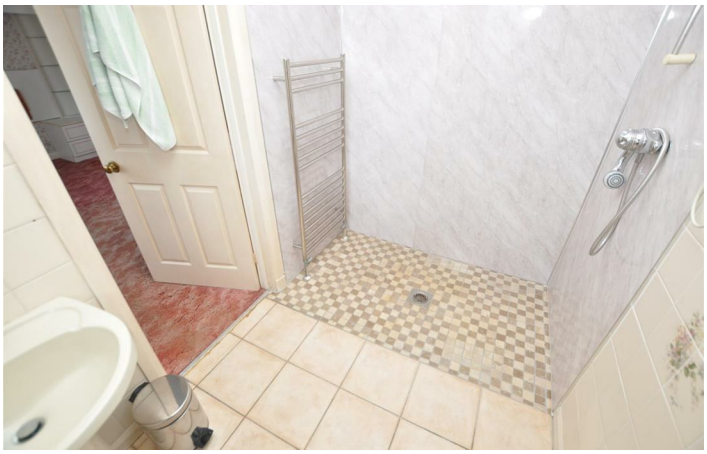
The grounds include a steel-framed garage/workshop clad with box-profile sheeted walls beneath a gable roof, fitted with a remote-controlled electric roller-shutter door. Adjacent is a steel container storage unit, together with an additional storage shed. The rear grounds feature a large centrally positioned lawn, with established trees and shrubbery throughout, adjoining open countryside to the rear.

Services

Mains electricity, water and drainage. Oil-fired central heating and approximately 3kW of solar panels. uPVC double glazing throughout.










Floor Plan

Type: Bungalow - Detached
Tenure: Freehold
Council Tax Band: E

Services: Mains Electricity, Drainage, Water and Oil.
Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

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