

Terry Thomas & Co

ESTATE AGENTS



High View

Llanfynydd, Carmarthen, SA32 7TG

A Very Well Presented and Modernised Bungalow

With Integral Garage. Light and Airy 3 Bedroom, 2 Reception Roomed accommodation, together with landscaped gardens to rear. Situated in the popular Village Community of Llanfynydd, midway between the Towns of Carmarthen and Llandeilo.

**** No onward chain****

Offers in the region of £285,000

High View

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Hallway

Doors through to Lounge/Kitchen and Dining room. Open way through to Inner Hallway.

Inner Hallway

Doors leading to all Bedrooms and Bathroom. Walk-in airing cupboard with fitted shelves and a pre-lagged copper hot water cylinder. Wall mounted Dimplex electric heater with a timer control. Access to loft space. Air circulation system.

Lounge/Dining Area

25'9" x 12'6" (7.86 x 3.83)

uPVC double glazed window to fore. Wall mounted electric heater with a timer switch. TV point. Contemporary style wood burner stove with a solid glass hearth. From the Dining area there is an opening through to the Kitchen and double glazed double doors leading through to the Sun Lounge.

Kitchen

14'3" x 9'10" (4.36 x 3.00)

Range of modern base & eye level units with cream coloured door and drawer fronts and a solid oak work surface over the base unit incorporating a lamona grey granite composite 1 ¼ bowl sink with a chrome mixer tap fitment. Wine cooler and wine rack. Neff four ring halogen hob with a Belling stainless steel concave glass chimney style extractor over. Double fan assisted oven/grill. Pull out larder cupboard. uPVC double glazed window to rear. Corner carousel unit. Fully integrated dishwasher. Door through to Hallway. Door through to utility room

Utility Room

Range of fitted base & eye level units with a gloss finish granite effect work surface over the base unit incorporating a stainless-steel sink. Plumbing for washing machine and space for tumble dryer. uPVC double glazed window to side and a uPVC double glazed door leading out to the rear gardens.

Sun Lounge

8'5" x 10'8" (2.59 x 3.27)

Solid oak flooring with under floor heating. uPVC double glazed windows to three sides on dwarfed wall. Vaulted polycarbonate roof. uPVC double glazed double doors leading out to the rear garden.

Family Bathroom

6'7" x 7'1" (2.03 x 2.16)

Panelled bath, close coupled economy flush WC and a wash hand basin with a vanity cupboard under. Wall mounted electric chrome ladder towel radiator. Obscure uPVC double glazed window to rear.

Rear Bedroom 1

10'6" x 10'3" (3.21 x 3.13)

uPVC double glazed window to rear. Wall mounted electric heater with timer switch.

Master Bedroom 2

11'4" x 10'11" (3.46 x 3.33)

uPVC double glazed window to fore. Wall mounted electric heater with timer switch.

En-Suite Shower Room

Having a corner shower enclosure with a Triton

electric shower fitment, close coupled economy flush WC and a wash hand basin with a chrome mixer tap fitment and a pull-out drawer vanity cupboard under. Wall mounted electric chrome ladder towel radiator. Obscured uPVC double glazed window to fore. Manrose extractor.

Front Bedroom 3

6'11" x 7'6" (2.13 x 2.29)

uPVC double glazed window to fore. Wall mounted electric heater with timer switch.

Externally

The property is approached via a village country lane over a double pillared pointed brick entrance leading onto a tarmac driveway and turning area. To the fore is a lawned garden with a variety of shrubbery and foliage. Feather board fencing to the right hand side of the property. To the rear plum slate decorative area and a pointed stone raised shrubbery border. Level lawned garden which is very private, adjoining open countryside. To the left is close board fencing.

Integral Garage

22'6" x 10'0" (6.88 x 3.05)

With an up and over door to fore. Power, lighting, water. and external power points. Steps leading up the entrance door and a front balcony area with galvanised railings. Pathways to all sides of the property

Services

The property benefits from Fibre broadband





Floor Plan



TOTAL APPROX. FLOOR AREA 1169 SQ.FT. (108.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Type: Bungalow - Detached

Tenure: Freehold

Council Tax Band: E

Services: Mains electricity and drainage. Electric central heating. Hot water from electric immersion, off-peak.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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