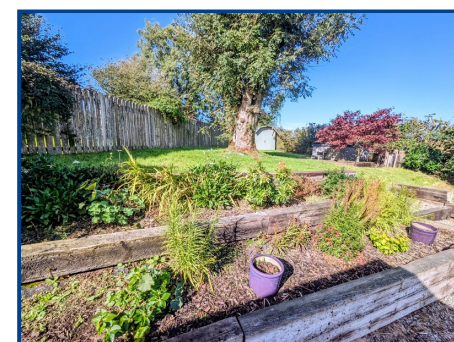




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Croesyceiliog Carmarthen Carmarthenshire.

Offers In Region Of **£245,000**



- Charming Semi Detached 2 Bed Period Cottage
- Tastefully Renovated Character Accommodation
- Lovely Period Features Inc Fireplace & Stove, Beamed Ceiling
- Cosy And Well- Appointed Throughout
- Hall, Living Room, Impressive Kitchen/Breakfast Room
- 2 Bedrooms (1 with Beamed ceiling), Bathroom
- Easily Manageable Garden & Patio Area To Relax
- Car Parking Drive For 2/3 Vehicles
- Close Proximity To School & Carmarthen Town
- ** NO ONWARD CHAIN & VIEWING STRONGLY ADVISED **

General Description

**** NO ONWARD CHAIN & VIEWING HIGHLY RECOMMENDED **** - A charming nicely renovated semi detached 2 bedroom period cottage of considerable appeal having a semi rural location only 2.5 miles from Carmarthen. The property is full of charm and character having been tastefully renovated now offering cosy and well appointed accommodation. Outside there are easily manageable grounds with mature garden and patio area to relax and enjoy the peaceful surroundings.

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Tel: **01267 230 645**

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

Croesyceiliog, Carmarthen, Carmarthenshire.

Property Description

A most imposing charming period beautifully renovated two bedroom cottage full of charm and character, situated just a 10-minute drive from Carmarthen and its excellent range of amenities.

Thoughtfully and completely renovated, this charming two-bedroom home beautifully combines character features with modern comfort. The property retains an array of attractive period details including stone fireplace complemented by a cosy wood-burning stove, creating a warm and inviting atmosphere, exposed stone walling, 'A' frame beamed ceiling in one of the bedrooms. The accommodation which is arranged on three floors provides entrance hallway with doors leading to bedroom and a most cosy living room with stairs leading up to attractive kitchen/dining/breakfast area incorporating a beautiful orangery/conservatory being a very relaxing room ideal for parties, with an abundance of natural light flooding through. The second floor provides another bedroom with attractive A frame vaulted ceiling and Velux window overlooking the garden.

Externally, the cottage benefits from ample off-road parking and a mature, manageable garden, providing a lovely space to relax and unwind. A paved patio area offers the perfect spot for outdoor dining and enjoying the surroundings.

Conveniently located just five minutes from the popular Bro Myrddin secondary school, the property is ideally suited to those seeking a character home with a balance of peaceful living and everyday convenience. A wonderful opportunity to acquire a beautifully presented cottage, rich in character and ready to enjoy.

The town of Carmarthen is only a 10 minute drive away with excellent range of amenities and facilities including schooling, modern shopping centre and cinema, restaurants, Trinity college and the S4C Egin studios and the A40 dual carriageway.

Entrance Hall

Double glazed side entrance door, radiator, timber flooring, door to:

Living Room (14' 03" x 11' 11" Max Max) or (4.34m x 3.63m Max)

Most cosy and relaxing room with attractive stone fireplace incorporating an wood burner stove set on tiled hearth with beam over, timber flooring, radiator, under stair cupboard, 2 windows to front, stairs to half landing.

Bedroom 1 (10' 10" x 8' 11") or (3.30m x 2.72m)

Two windows to front, radiator.

Kitchen/Dining Room (16' 02" Max x 14' 09" Max) or (4.93m Max x 4.50m Max)

Most attractive room in open plan style incorporating a lovely orangery/conservatory allowing natural light flooding through with pleasant views towards the garden/patio, bespoke range of fitted base and wall cupboards with sink unit, breakfast bar, electric cooker range with oven and hob with chimney hood over, tiled surrounds, space for washing machine and fridge/freezer, radiator, laminate flooring, dining area with double glazed French doors to outside patio, part exposed stone walling, spot lighting, door to:

Bathroom (8' 06" x 4' 09") or (2.59m x 1.45m)

Modern suite comprising bath with shower over, Vanity unit with wash basin, WC, tiled walling and floor, heated towel rail.

Bedroom 2 (12' 0" Max x 11' 04" Max) or (3.66m Max x 3.45m Max)

L shaped room with attractive vaulted ceiling with A framed beam, Velux style window, radiator, built in cupboard housing water tank, window to front.

Outside

The property benefits from a generous size plot with sloping tarmac driveway leading up to the property with good parking for 2/3 vehicles. Mature lawn garden to rear with store shed at rear, mature hedging creating privacy, raised well stocked flower beds with shrubbery, mature tree, paved patio area to relax and enjoy offering the perfect spot for outdoor dining and the surroundings.

Decorative stoned areas to front and side of property, oil tank and outside central heating boiler.

Broadband and Mobile phone

Mobile signal is deemed to be good in the area. Ultra fast broadband is also available in the vicinity. Please contact your network provider for further information.

Services

Mains electricity, mains water, mains drainage, oil fired central heating.

Tenure

Freehold

Council Tax

C

Directions

From Carmarthen proceed on the main A484 Cwmffrwd road for approx. 1.5 miles passing Morrisons stores on your left and continue along to the next roundabout signposted Bro Myrddin school. Take the last exit for the school and continue along for approx. 1.5 miles until arriving at Croesyceiliog. Proceed through the village and the property will be found further along on the right.

