

Cynghordy
Llandovery
Carmarthenshire.

Price **£375,000**



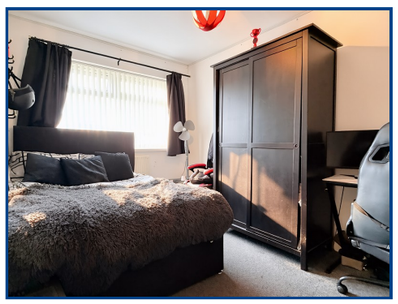








- Detached 5 Bedroom Bungalow
- Kitchen/Diner, Living Room, Conservatory, Bathroom , Utility & Wet Room
- Recently Renovated By The Current Owners
- Lawned Rear Garden With Ample Off Road Parking
- Beautiful Views Of The Surrounding Countryside
- Located Approximately 5 Miles From Llandovery







General Description

A spacious and well maintained 5 bedroom bungalow located in the hamlet of Cynghordy approximately 5 miles from the market town of Llandovery.

This recently renovated family home offers a great opportunity for those seeking single level living and comprises; 5 bedrooms, kitchen/diner, living room, conservatory, bathroom, utility and wet room. Externally the property has lawned gardens to the rear and side with gravelled off road parking for several vehicles.

Viewing: **01550 720 440** Website: **www.ctf-uk.com** Email: **llandovery@ctf-uk.com**

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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.

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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.

Cynghordy, Llandovery, Carmarthenshire.

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The market town of Llandovery benefits from comprehensive shopping facilities with a variety of shops, post office, patisserie, butcher, doctors surgery, cottage hospital, public houses/ restaurants, junior school and Llandovery College in the private sector together with swimming pool, supermarket and the renowned Llandovery Rugby Club on the outskirts of town.

The accommodation comprises as follows;

Entrance Hall
With cloakroom cupboard. Part panelled walls. Tiled floor. Access hatch to roof space.

Living Room (15' 07" x 12' 0") or (4.75m x 3.66m)
With tiled floor. Dual aspect windows. Radiator.

Kitchen/Diner (33' 04" x 9' 10") or (10.16m x 3.00m)
With a range of floor and eye level drawers and cupboards. Ceramic sink and drainer. 4 ring induction hob with extractor over. Double ovens. Kenwood American style fridge/freezer. 2 radiators. Wine cooler. Dual aspect windows. Recess lighting. Tiled floor.

Conservatory (14' 06" x 8' 07") or (4.42m x 2.62m)
With tiled floor. Door to rear garden.

Bedroom 1 (11' 09" x 10' 03") or (3.58m x 3.12m)
With feature panelled wall and 2 concealed cupboards. Radiator.

Bathroom (9' 4" x 6' 10") or (2.84m x 2.08m)
With freestanding bath. Wash hand basin with illuminated mirror above. Low level wc. Heated towel rail and respatex walls. Airing cupboard and shelving.

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Utility Room (9' 11" x 4' 3") or (3.02m x 1.30m)
With plumbing for washing machine.

Bedroom 2 (11' 9" x 8' 5") or (3.58m x 2.57m)
With radiator.

Wet Room (5' 09" x 5' 01") or (1.75m x 1.55m)
With walk in shower cubicle. Low level wc. Wash hand basin. Radiator. Tiled walls and floor.

Bedroom 3 (10' 0" x 9' 10") or (3.05m x 3.00m)
With dual aspect windows. Radiator.

Bedroom 4 (9' 05" x 6' 11") or (2.87m x 2.11m)
With radiator.

Bedroom 5 (12' 09" x 8' 03") or (3.89m x 2.51m)
With radiator.

Services
With mains water, electricity and drainage. Oil fired boiler for central heating.

EXTERNALLY
The property is approached by a cattle grid with ample parking to the front leading to lawned garden and patio area to the rear with fine views of the surrounding countryside.

Local Authority
Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

Viewing
Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Broadband and Mobile phone
Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Tenure
Freehold

Council Tax
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