










Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@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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Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Venray
Cwmifor
Llandeilo
Carmarthenshire SA19 7AW

Price **£385,000**








- Detached three-bedroom house
- Two reception rooms
- Conservatory overlooking the garden
- Separate home office with cloakroom
- Off-road parking for several vehicles
- Generous garden divided into three sections
- Versatile accommodation
- Ideal for family living and home working

General Description

Attractive Detached Three-Bedroom Home with Generous Gardens

A spacious and versatile family home with three bedrooms, two reception rooms, a conservatory, home office and ample off-road parking.

Cwmifor, Llandeilo, Carmarthenshire.

Property Description

Attractive Detached Three-Bedroom Home with Generous Gardens
A spacious and versatile family home with three bedrooms, two reception rooms, a conservatory, home office and ample off-road parking.

Venray is a delightful detached property offering generous living accommodation, excellent versatility and a wonderful outdoor space. Ideally suited to family living, the property benefits from three bedrooms, two reception rooms and a conservatory.

A particularly appealing feature is the separate home office, complete with a cloakroom, offering an ideal space for home working or other practical uses.

Externally, the property boasts off-road parking for several vehicles and a lovely large garden, thoughtfully divided into three distinct sections. This offers a variety of outdoor spaces to enjoy, whether for gardening, entertaining, family activities or simply relaxing.

Combining spacious accommodation with useful additional features and generous outdoor space, Venray presents an excellent opportunity for buyers seeking a detached home with flexibility and room to grow.

Front Porch (3' 10" x 4' 6") or (1.18m x 1.37m)

With tiled floor, two double glazed windows and double glazed door.

Dining Room (16' 3" x 11' 11") or (4.96m x 3.64m)

Coved ceiling, double glazed window to front, two radiators and stairs to first floor.

Kitchen/Breakfast Room (16' 0" x 6' 8") or (4.88m x 2.04m)

With double glazed window to rear and double glazed door. Coved ceiling, down lights, wall, base and drawer units. Bowl and a half sink unit with mixer tap. Part tiled walls, integrated oven with lpg gas hob and extractor hood over. Plumbing for washing machine.

Living Room (11' 6" x 16' 6") or (3.51m x 5.03m)

With two radiators, coved ceiling, double glazed french door to front and double glazed patio doors to rear. Feature stone fireplace.

Conservatory (9' 5" x 12' 4") or (2.87m x 3.75m)

With tiled floor, vertical radiator, wall lights and double glazed door.

First Floor

Landing (16' 0" x 6' 1") or (4.88m x 1.86m)

With access to loft space, open balustrade, radiator, coved ceiling and double glazed window to front.

Bedroom 1 (11' 6" x 10' 0") or (3.51m x 3.05m)

With double glazed window to front, radiator, coved ceiling and telephone point.

Cwmifor, Llandeilo, Carmarthenshire.

Bedroom 2 (10' 0" x 12' 8") or (3.04m x 3.85m)

With radiator, double glazed window to front and coved ceiling.

Shower Room (6' 3" x 11' 9" Max) or (1.91m x 3.58m Max)

With tiled floor and part tiled walls. Radiator, shower enclosure with mains rainfall shower head, double glazed window to rear and low level WC. Wash hand basin with built in vanity cupboard, coved ceiling and extractor fan.

Walk in cupboard

Housing air source heat pump and slatted shelf.

Bedroom 3 (11' 6" x 8' 11") or (3.50m x 2.71m)

With double glazed window to rear and radiator.

EXTERNALLY

To the front of the property is a gravelled driveway providing off-road parking for several vehicles. Side access leads to the good-sized rear garden, which is currently divided into three distinct sections, offering a wealth of possibilities for those with a passion for gardening. There is ample opportunity to create a productive vegetable garden, establish an orchard or design a variety of outdoor spaces to suit individual tastes. The garden further benefits from a home office, timber garden shed, an outside water tap and lighting.

Garage (17' 5" x 20' 3") or (5.31m x 6.16m)

With concrete floor, shelving, power and light.

Home office (11' 5" x 11' 10") or (3.47m x 3.60m)

With double glazed door and two double glazed windows.
Cloakroom 1.03 x 2.65
Tiled floor and part tiled walls, wash hand basin with vanity cupboard and low level sink.

Viewing Arrangements

Strictly by appointment with the selling agents.

Broadband and Mobile phone

The broadband and mobile signal is deemed to be good in this location. Please check with your provider.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Services

Mains electricity, mains water, mains drainage, air source heat pump

Tenure

Freehold

Council Tax

E

Directions

From Llandeilo take the main A40 for Llandovery for approx 2 1/2 miles turning left sign posted Cwmifor proceed through the village and the property will be found on the right hand side.






