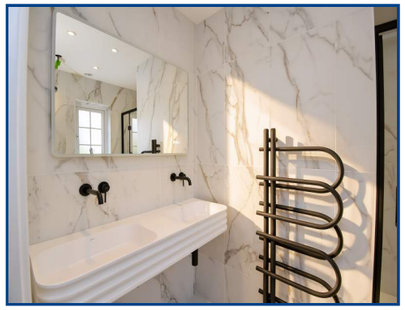
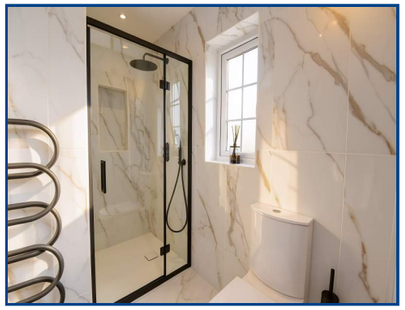
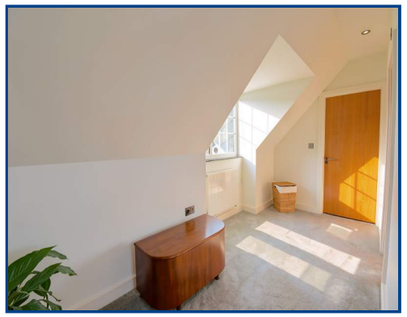
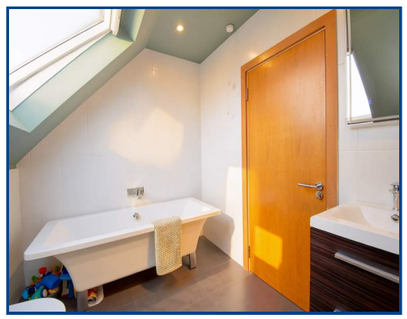
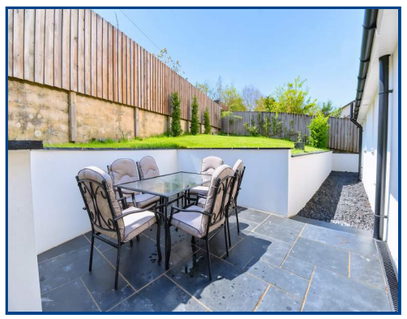










Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Talley
Llandeilo
Carmarthenshire

Price **£554,950**








- Impressive newly built dormer bungalow
- Finished to an exceptional high-end specification
- Spacious and contemporary accommodation throughout
- Stunning kitchen/diner. Ideal for entertaining
- Three generous double bedrooms
- Contemporary design with quality fixtures and fittings
- Ample off-road parking
- Summer house with potential for extra accommodation (subject to the necessary planning)
- Viewing highly recommended

General Description

An exceptional opportunity to acquire this beautifully newly built dormer bungalow, finished to an impressive high-end specification and offering a superb blend of contemporary style, luxury and practical living.

Early viewing is highly recommended to fully appreciate the quality, space and attention to detail this exceptional property has to offer.

Talley, Llandeilo, Carmarthenshire.

Property Description

An exceptional opportunity to acquire this beautifully newly built dormer bungalow, finished to an impressive high-end specification and offering a superb blend of contemporary style, luxury and practical living.

Thoughtfully designed to provide generous and versatile accommodation, this outstanding home is ideal for those seeking modern living with a touch of luxury.

The heart of the home is a stunning open-plan kitchen/diner, providing an excellent space for both everyday family life and entertaining. Complementing the kitchen is a separate utility room, offering additional convenience and storage, together with a dedicated home office – perfect for those working remotely or requiring a quiet space.

The ground floor further benefits from a generous double bedroom with its own stylish en-suite, offering the flexibility of single-level living and providing an ideal guest suite or principal bedroom.

To the first floor are two further spacious double bedrooms, each offering excellent proportions and individual character. One bedroom enjoys the added luxury of a walk-in wardrobe, while the real showstopper is the stunning freestanding bath positioned within the room, creating a beautiful boutique-hotel feel and a truly special place to unwind.

Externally, the property benefits from ample parking, providing plenty of space for multiple vehicles.

A home that combines quality craftsmanship, contemporary design and luxurious finishing touches, this impressive property offers a rare opportunity to purchase a newly built home ready to enjoy.

Early viewing is highly recommended to fully appreciate the quality, space and attention to detail this exceptional property has to offer.

Composite door

With side panel.

Entrance Hall

With radiator, oak flooring and stairs to first floor.

Living Room (20' 8" x 14' 9") or (6.30m x 4.49m)

With oak flooring, double glazed french doors out onto front patio. Two radiators, down light and double glazed window. Termo FOC 10kw log burner, TV and telephone point.

Kitchen/ dining room (20' 8" Max x 17' 2" Max) or (6.30m Max x 5.22m Max)

Modern fitted kitchen with wall, base, drawer units with quartz work surfaces. Island with under mount sink and mixer tap, pendant lights over. Integrated eye level double oven, Beko microwave and dishwasher. Smeg five ring gas hob with extractor fan over. Down lights, two double glazed windows to the front and wall lights. Vertical radiator and oak flooring. Built in drinks cupboard and double glazed french doors to rear garden.

Plant Room

With Tempest water storage cylinder.

Utility Room (12' 2" x 7' 11") or (3.72m x 2.41m)

Oak flooring, wall and base units with oak work surfaces. Stainless steel sink, drainer and mixer tap. Plumbing for washing machine, appliance space and vertical radiator. Down lights, cupboard housing Baxi gas boiler, double glazed window and double glazed door.

Cloak Room (7' 3" x 3' 7") or (2.22m x 1.10m)

Oak flooring, low level WC, radiator and vanity wash hand basin. Double glazed window, part tiled walls and extractor fan.

Office/ Hobby Room (7' 11" x 8' 3") or (2.41m x 2.52m)

With radiator, oak flooring, double glazed window and down lights.

Bedroom (12' 8" x 15' 9" Min) or (3.86m x 4.79m Min)

Oak flooring, double glazed window, built in wardrobes and vanity table. Radiator and down lights. TV point.

Talley, Llandeilo, Carmarthenshire.

En Suite (8' 0" Max x 7' 7" Max) or (2.45m Max x 2.30m Max)

Double Lusso sink unit, light up mirror, fully tiled walls and floor. Double glazed window, low level WC, walk in shower enclosure with rainfall shower head and hand held attachment. Extractor fan and heated towel rail.

First Floor

Half landing with Velux sky light. Oak balustrade with glass panels.

Landing

Radiator and double glazed window.

Principle Bedroom (24' 3" Max x 13' 0" Min) or (7.38m Max x 3.97m Min)

Radiator, built in cupboards, bed frame and side drawers. Double glazed french doors and velux sky light.
Freestanding oval bath with mixer tap with hand held attachment. Part tiled floor. Heated towel rail.

Walk-in Wardrobe (8' 7" x 6' 7") or (2.61m x 2.01m)

Bathroom (11' 5" x 6' 11") or (3.47m x 2.10m)

Tiled floor and walls. Freestanding bath, mixer tap, velux window and heated towel rail. Low level WC, walk in shower enclosure with rainfall shower head and hand held attachment. Extractor fan, light up mirror, vanity wash hand basin with mixer tap. Down lights.

Bedroom (16' 7" x 13' 1") or (5.06m x 3.98m)

With two double glazed windows and radiator.

EXTERNALLY

The property enjoys attractive, well-maintained gardens to the front, side and rear. To the front, a delightful patio area provides the perfect spot to sit and enjoy the lovely open outlook across the surrounding countryside. There is also a shingle driveway providing off-road parking for several vehicles, complemented by established planting, raised borders, outside lighting and an external water tap.

To the side of the property, a further patio area benefits from an external power point and is currently used to accommodate a hot tub.

The rear garden offers an additional paved patio area, ideal for outdoor dining and entertaining, together with a lawned section and further external power point.

Summerhouse/Studio (14' 6" x 15' 7") or (4.42m x 4.75m)

With down lights, TV point and two double glazed doors.

Viewing Arrangements

By appointment with the selling agents.

Broadband and Mobile phone

The mobile and broadband signal is standard. Please check with your mobile phone provider.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Directions

From Llandeilo take the B4302 sign posted Talley. Proceed on this road for approximately 6 miles into the village of Talley, passing the primary school on the right hand side. Take the left opposite the bus stop and at the end of the road take a right and the property will be on the right hand side.



