

HOUSES FOR SALE IN WALES.CO.UK

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HOUSES
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IN
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Gwyndaf, Drefach Felindre

£199,950



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- ❖ 3 Bed Detached Bungalow
- ❖ Lots Of Off Street Parking
- ❖ Just 10 Mins To Town / Master Ensuite
- ❖ 3 Bed Detached Bungalow
- ❖ Timber Studio / Lodge
- ❖ Conservatory To Rear
- ❖ Woolaway Construction
- ❖ Energy Rating D

Property Description

NO OFFERS. A detached 3 bedroom detached bungalow situated on the edge of Waungilwen hamlet with plenty of off street parking space (the garage has been partially blocked up to use as a workshop but could easily be reopened). Briefly comprising a hallway, lounge, 3 bedrooms (master ensuite), study, family bathroom, kitchen, utility and conservatory with gardens to the front and rear. The property is located a short distance to Drefach Felindre village which has various shops, school, church and a public house. Nicely presented bungalow in a convenient location.

Accommodation

Entrance via UPVC double-glazed front door into:

Hallway

With spot-lighting, radiators, door to:

Lounge 16' 11" x 9' 11" (5.15m x 3.02m)

With UPVC double-glazed window to the front, electric coal-effect fire set in marble surround, TV point, radiator.

Kitchen / Diner 13' 1" x 9' 8" (3.98m x 2.94m)

With UPVC double-glazed window to rear, a range of wall and base units, 1.5 bowl stainless steel sink unit, tiled splash backs, cooking range with ceramic hob and double oven, extractor fan over, built in fridge, built-in dishwasher, ceramic tiled flooring, radiator, glazed door into utility.

Utility 10' 8" x 6' 4" (3.25m x 1.93m)

With windows to both the side and rear, a range of base units, space and plumbing for washing machine and tumble dryer, radiator, door into conservatory.

Conservatory 12' 8" x 9' 9" (3.86m x 2.97m)

With UPVC double-glazed panels, tiled flooring, radiator, doors leading out to the patio area to rear.

Study 9' 0" x 5' 3" (2.74m x 1.60m)

With window to rear, telephone point, radiator.

Master Bedroom 11' 9" x 9' 9" (3.58m x 2.97m)

With window to rear, telephone point, radiator, door to:

En-Suite Shower Room

With large shower cubicle, wash hand basin set in vanity unit, mirror with lighting, low level flush WC, heated towel rail, tiled walls and tiled flooring.



Bedroom 2 12' 9" x 9' 10" (3.88m x 2.99m)

With window to the front, TV & telephone points, radiator.

Bedroom 3 10' 1" x 8' 1" (3.07m x 2.46m)

With window to the front, used by the current owners as a dressing room with fitted drawers and wardrobes, TV point, radiator.

Bathroom

With obscured double-glazed window to rear, panelled Jacuzzi bath, separate corner shower cubicle, low level flush WC, wash hand basin set in vanity unit, mirror with lighting, tiled walls and flooring, heated towel rail.



Externally

The property is approached via the village road via a gated entrance leading to a tarmac driveway providing plenty of parking space. There is an easy-maintenance paved front garden. To the rear there is a paved patio area and decking area, vegetable growing area and greenhouse. There is also a useful timber chalet/summer house/studio accessed via the decking area.

Attached Workshop 27' 7" x 11' 1" (8.40m x 3.38m)

With power and lighting connected. To the rear there is a boiler room housing the oil-fired boiler which serves the central heating and domestic hot water.



Directions

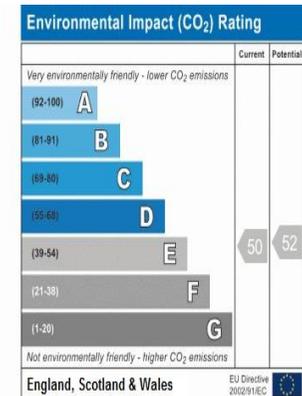
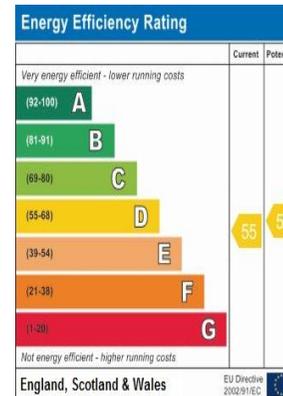
From Emlyn, proceed through the village of Waungilwen. You will see a right turn into a fairly newly-built development, proceed past here and Gwyndaf is the 5th property on the right-hand side, opposite the no-through road and denoted by our For Sale board.

General Information

Viewings: Strictly by appointment with the agents, Houses For Sale in Wales

Services: Mains electricity, water and drainage, oil-fired central heating.

Council Tax: Band D, Carmarthenshire County Council







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