

LLANDEILO
01558 821196



Detached House - Llanwrda



4 Bedrooms

Reference
DMP43

£409,950
SOLD

Clydfan, Llanwrda,
Carmarthenshire, SA19 8AE

Clydfan is a beautiful character 4 bedroom property on the outskirts of the much sought after village of Llanwrda. The grounds are extensive with kitchen garden, fruit garden and lawned area surrounding the dwelling.

Clydfan

- **4 Bedroom Detached**
- **Edge of village location**
- **Double glazed throughout**
- **Garage & other outside building**
- **Large grounds**
- **Oil Central heating**
- **Ample car parking**
- **Close to Market town of Llandovery**

Clydfan is a beautiful character 4 bedroom property on the outskirts of the much sought after village of Llanwrda. The grounds are extensive with kitchen garden, fruit garden and lawned area surrounding the dwelling. The edge of village location offer views of farmland and the Brecon Beacons from the garden. The property stands in just under $\frac{1}{4}$ acre. The original property was built in the late 1930`s of red brick and has had an extension added later. The roof is of natural slate. There is double glazing throughout and oil central heating with wood burner in the reception room. Mains water, sewer and electricity.

Ground Floor

Hallway: 4.468m (max) x 1.614m (max) leads to all rooms and pitch pine staircase to

first floor. Access to outside via front door.

Kitchen-Diner: 4.983m x 3.818m. Fully fitted kitchen including dishwasher with oak base and eye level units. NEFF oven, hob and extractor fan and composite worktop and upstand. Single drainer stainless steel sink. Radiator & TV point, views to side aspect. Side entrance door.

Utility room: 3.904m (max) x 2.882m (max) Plumbing for washing machine and tumble drier. Base and eye level units, stainless steel bowl and a half sink with single drainer. Rear entrance.

Ground Floor WC: High level WC.

Reception: 4.757m (max) x 3.675m (max) Bay window, radiator, Stanley Central heating oil boiler. Suspended wooden floor, picture rail & radiator. Views to front aspect.

Reception: 4.165m (max) x 3.791m (max) Dunsley wood burner, picture rail & radiator. Views to front aspect.

Office: 3.817m x 1.338m Fitted base and eye level units, radiator. Views to side aspect.

First Floor

Master Bedroom: 4.991m (max) x 3.819m (max) leading to En-suite. Radiator. Views to side aspect.

En-suite: 2.523m (max) x 0.968m (max) Low level WC, pedestal hand basin, shower & towel rail. Views to side aspect.

Bedroom: 3.791m (max) x 3.290m (max) Radiator. Views to front aspect.

Bedroom: 3.680m (max) x 3.294m (max) Radiator. Views to front aspect.

Bedroom: 3.793m x 2.239m. Radiator. Views to side aspect.

Bathroom: 3.664m (max) x 1.332m (max) includes airing cupboard and water cylinder. Low level WC, pedestal hand basin with electric shower over panel bath & towel rail. Views to rear aspect.

External

The property offers a red brick single garage with power and water and a car parking for up to six cars. The grounds include a kitchen garden, fruit garden and lawned areas all around. Other buildings include wood shed, garden shed & kennel.

Council Tax: We are advised that the property is in Band D

EPC rating: F

Viewing: Early viewing is recommended strictly through the Agents.

Details

Contact Us

LLANDEILO

Gelli Newydd, Llanwrda, Carmarthenshire SA19 8HD **01558 821196**























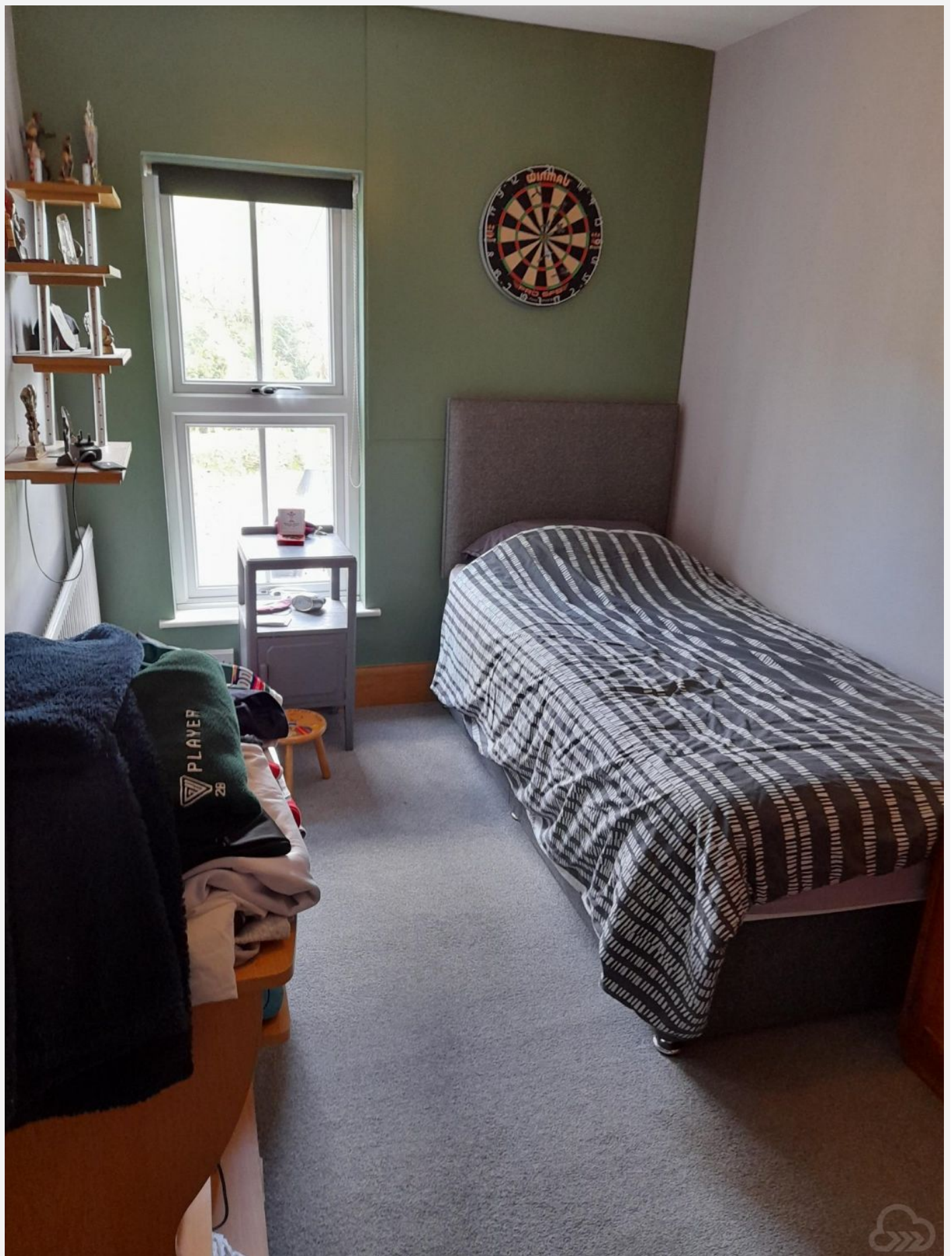
















Ground Floor



First Floor

