

# HOUSES FOR SALE IN WALES.CO.UK

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Ger y Teifi, Llangeler, Llandysul  
**Offers in the Region Of £425,000**





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£425,000

- ❖ Spacious 3/4 Bedroom Det Bungalow
- ❖ Around Three Quarters Of An Acre
- ❖ Master Bedroom Ensuite
- ❖ Plenty Of Parking Space

- ❖ Superb Views Over Teifi Valley
- ❖ Some Large Rooms
- ❖ Large Well Kept Gardens
- ❖ Energy Rating: E



## Property Description

We present to market a spacious, nicely presented 3/4 bedroom detached bungalow with some large rooms and set in around three quarters of an acre of well kept lawned gardens with views over the Teifi Valley and in a very private and secluded location on the edge of Llangeler village, itself just a 10 minute drive into Newcastle Emlyn town. In the bungalow there is an attractive kitchen / diner, a large lounge with a large conservatory leading off, three double bedrooms with the master ensuite, a dressing area that could easily revert to a 4th bedroom if required and a second family bathroom. Outside the grounds are large and surrounded by mature trees and shrubs including laurel hedging to provide a very private environment. At one end of the garden there are very nice views over the Teifi River Valley below. This is a superb large bungalow with the added benefit of you being able to jump on the bus to either Carmarthen (with its General Hospital) or to Emlyn and Cardigan towns.

### Accommodation

Entrance via UPVC double-glazed door into:

#### **Kitchen / Diner** 9' 10" x 23' 0" (3.0m x 7.02m)

An attractive large room with an excellent range of wall and base units, enamelled sink, electric cooker with extractor over, space and plumbing for washing machine, dishwasher and tumble dryer, 3 double-glazed windows to the side and rear, radiator, door through to:

#### **Lounge** 22' 1" x 13' 9" (6.73m x 4.20m)

With double-glazed window to the side, fireplace with working open fire (not tested), large patio doors through to conservatory, cupboard with hot water cylinder, radiator, door through to:

#### **Conservatory** 21' 4" x 12' 4" (6.50m x 3.77m)

A superb large conservatory with UPVC double-glazed panels, French doors out to rear gardens, roof blinds.

#### **Bedroom 1** 9' 9" x 12' 7" (2.97m x 3.84m)

With double-glazed window to rear, radiator.

#### **Bedroom 2** 12' 6" x 11' 3" (3.80m x 3.44m)

With double-glazed window to rear, radiator.

#### **Dressing Area / Bedroom 4** 13' 1" x 10' 10" (4.0m x 3.29m)

With double-glazed window to the front, radiator. This room could easily be put back to a 4th bedroom by simple stud panelling and doorway.

#### **Master Bedroom 3 (en-suite)** 22' 0" x 11' 10" (6.70m x 3.60m)

Currently used as a sitting room but equally suitable as the master bedroom with en-suite. The room has superb views over the surrounding countryside through the UPVC double-glazed French doors together with views through a large picture window over the attractive gardens, 2 radiators.



### En-Suite

With double-glazed window to the front, an attractive modern suite with large shower cubicle, wash hand basin, low level flush WC, part-tiled, towel radiator, radiator, concealed spot-lighting.

### Family Bathroom

With frosted double-glazed window, low level flush WC, pedestal wash hand basin, chrome towel radiator, "P" shaped bath/shower with screen, part-tiled, radiator.

### Externally

The gardens on this property are large, very well kept and are around three quarters of an acre in size and are generally flat / gently sloping and predominantly laid to lawn with excellent views over the Teifi Valley from one end. Mature trees and shrubs, including laurel hedging around the boundary provide a secluded and

private spot from which to enjoy the property. There is plenty of parking space on the driveway and there is also a useful large static caravan away from the property.

### Directions

From Newcastle Emlyn, take the A484 towards Carmarthen. Proceed through Pentrecagal and continue, proceed past a left turning for Llandysul and the property is located approximately 150m further along on the left hand side, well before you get to Llangeler village and denoted by our For Sale board.

### General Information

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

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

Council Tax: Band E, Carmarthenshire County Council





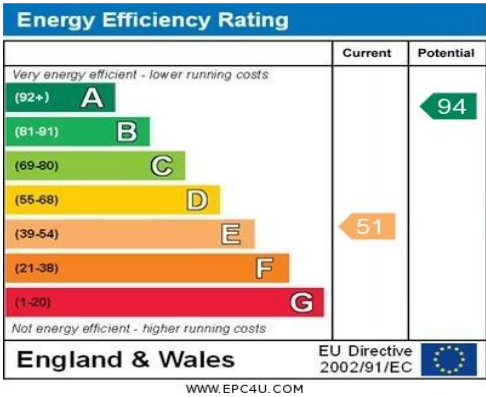
















These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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