



**Gilfach Lodge, Llanddarog, Llanddarog, Carmarthen, Carmarthenshire.
SA32 8BX.**

**£325,000 Offers in Region of
R/4726/NT**

Beautiful country location with lovely countryside views. Conveniently situated with little over a mile from the A 48 dual carriageway connecting to the M4. You would also have the easy access to Carmarthen, Cross Hands, Llanelli and the City of Swansea. Good sized garden and detached garage, the property has LP Gas central heating and double glazing. Lovely conservatory to side area, the property offers further potential to extend into the loft area which already has a velux window. Staircase access with views and exposed A frames. The cottage style bungalow offers good sized accommodation with newly fitted kitchen and bathroom, slatted doors, good sized living room with Inglenook fireplace/ wood burner inset.



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CARMARTHEN
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Location

A mile from Llanddarog village well known for its picturesque church and Thatched roof public house. It offers lovely eateries one with its own brewery, junior school, newly opened village hall and access to the A 48 dual carriageway giving access to The County Town of Carmarthen which offers schools, leisure centre, council offices, Dyfed Powys Police headquarters, Lyric Theatre and cinema. National Botanic Gardens of Wales are found in Porthyrhyd 3 miles approx. Cross Hands 6 miles is ever growing and offers shopping facilities, schools etc. 11 miles to Pont Abraham with M4 motorway connecting giving good access to Llanelli, Swansea and Cardiff.



Reception Hallway

Window to rear. Store cupboard and door to



Bedroom 1

2.3m x 2.6m (7' 7" x 8' 6") Irregular Shape
Double glazed window to side. Radiator.



Bedroom 2

2.1/ 1.69m x 3.4m (6' 11" x 11' 2")
Double glazed window to front. Radiator.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: None.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (42)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





Kitchen/ Dining Room

6.6/7.7m x 73.57m (21' 8" x 241' 4")

Range of base units with matching worktops and wall units. Stainless steel sink unit with single drainer. Space and plumbing for washing machine. Freestanding cooker and fridge freezer. Radiator. Double glazed window to side and rear and Airing cupboard. Oil boiler which runs the hot water and central heating system. Walk in Pantry with window to rear. Velux window to rear. Shelved recess with store cupboard below.



Bathroom

1.6m x 3.5m (5' 3" x 11' 6")

Panelled Bath with shower and side screen over. Wash hand basin. Separate WC. Opaque double glazed window to rear and window to side.



Living Room

5.1m x 4.3m (16' 9" x 14' 1")

Double glazed window to front. Radiator. Inglenook fireplace with woodburner inset. Wood style flooring. Door to



Conservatory

3.54m x 4.3m (11' 7" x 14' 1") max

Triple aspect, Patio doors to side. Dwarf wall surround. Wall lights.



Bedroom

3.6m x 4.2m (11' 10" x 13' 9")

Double glazed window to front. Radiator.

Loft Room

8.6m x 2.77m (28' 3" x 9' 1")

Part restricted headroom. Exposed A Frames. 2 x Velux windows to front.



Externally

Large garden area mainly to the rear of the property, giving an open book for the avid gardener to create an amazing open garden area.

Detached Garage. Tarmac Area to side for parking area.



Services

We have been informed by the current vendor that the property benefits from mains water and mains electric. Private drainage and gas central heating

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax Band

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: D.

Money Laundering Regulations

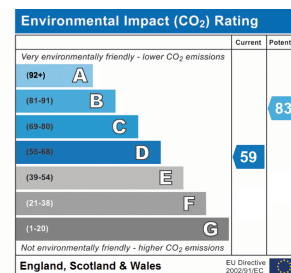
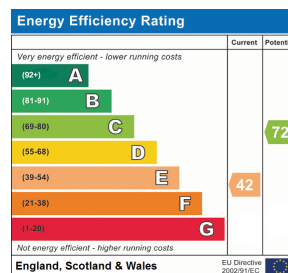
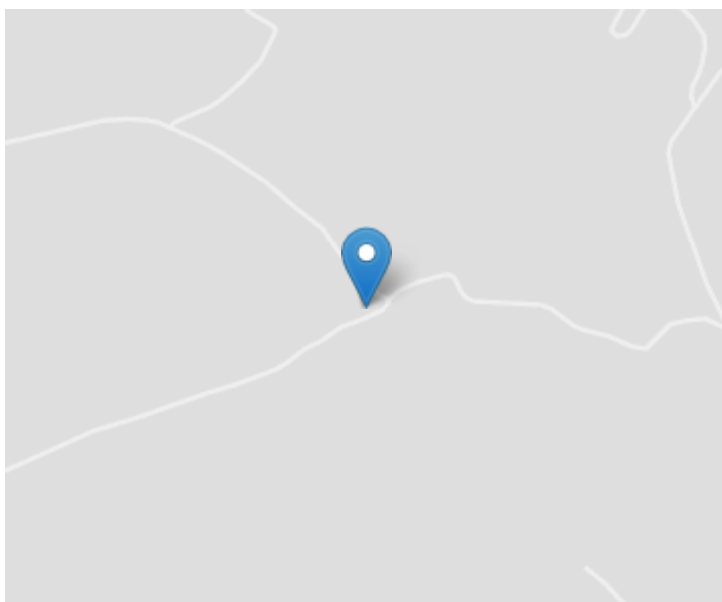
The successful Purchaser will be required to produce

adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Directions

Directions : From Carmarthen take the A 48 east towards Swansea / Cross Hands. Travel for 5 miles and turn right posted Llanddarog.. In the village by the Thatched roof public house turn right posted Cwmisfael. Continue on the road for a mile and at the T junction at the bottom of the hill turn right. Continue over the bridge and up the hill at the brow having gone round a left hand bend carry on and the property will be found on the right hand side.

What3words location ///comforted.boom.pioneered



For further information or
to arrange a viewing on this
property please contact :

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