



**Cartref, Llanfallteg – SA34 0UN**

Offers in Region of **£345,000**

**jmorris.com**

## Cartref

### Llanfallteg, Whitland

A spacious detached 3/4 bedroom bungalow, set within its own generous grounds with ample off road parking and a large well kept garden, situated conveniently within the popular village of Llanfallteg. The accommodation is wonderfully presented, being of an excellent size and layout, with the versatility of having a fourth double bedroom or extra reception room/dining room, making this an ideal home for families or couples to enjoy with plenty of space. The garden, with its large lawns, are impeccably looked after, spanning from the front, down the side and across its rear, great for all ages to enjoy, being particularly safe for children and pets. There is also a large delightful sunny patio/entertainment area, accessed from a lovely adjoining sun lounge, which further adds to this properties appeal. This is a truly deceptive and welcoming property with such a large garden and ample parking. Viewing is absolutely essential!





## Llanfallteg, Whitland

Llanfallteg is situated in a picturesque countryside location, on the border between South West Carmarthenshire and South East Pembrokeshire. The village enjoys quiet surroundings with the benefit of a popular pub which serves good quality food, childrens play area and village hall. The market town of Narberth is only a 10 minute car drive away and has the benefit of a good range of shops and facilities together with traditional businesses such as butchers and bakeries, post office and a range of more specialised gift and clothes shops. The town also has the benefit of a Health Centre, Primary School, Library and Swimming Pool with sporting facilities including a Rugby Club. The market town of Whitland is also a short drive away and has a range of shops, garages, Primary School, Comprehensive School, Railway Station, Medical Centre etc. The Redhill high school is located just outside the neighbouring village of Clynderwen, which again is only a short 5 minute drive away. The A40 main road lies within 2 miles to the South and provides excellent road links to the larger towns of Haverfordwest and Carmarthen, whilst the ever popular coastal resorts of Saundersfoot and Tenby are within 10 miles to the South



### **Accommodation**

Double glazed composite front door with double glazed side panels, opens into:

### **Entrance Hall**

Radiators, parquet style hard flooring, cloaks storage cupboard, doors to:

### **Living Room**

Fireplace housing a wood burning stove, double glazed windows to both sides, cupboard housing a gas fired boiler serving the domestic hot water and central heating, radiator, glazed door opens to:

### **Kitchen**

Fitted with a range of wall and base storage units with worktops over, large porcelain sink, space for cooker with extractor hood over, tiled splash backs, plumbing for washing machine, space for white goods, double glazed windows to both sides and rear, radiator, door to:

### **Sun Lounge/Garden Room**

Double glazed windows around with lovely views out across the gardens, double glazed French doors to rear patio, electric radiator.

### **Bedroom 4 / Dining Room / Play Room**

Double glazed windows to front and side, wooden flooring, radiator.

### **Bedroom 1**

Double glazed window to front, radiator.

### **Bedroom 2**

Double glazed window to rear, radiator.

### **Bedroom 3**

Double glazed window to front, excellent range of fitted wardrobes and storage, radiator.



### **Bathroom**

Comprising a corner shower cubical, bath, W.C, wash hand basin set within a vanity storage unit, part tiled walls, radiator, double glazed windows to rear.

### **Externally**

To the front there is a large level gravelled driveway providing ample off road car parking space for 6 x regular vehicles. The extensive garden starts from the front and spans down the side of the bungalow to the rear, providing excellent space and grounds for all outdoor activities, being especially ideal for children and pets to run and play, or alternatively provides a blank canvas to further develop the garden into different growing areas with plenty of space for a greenhouse/poly tunnel etc. At the rear there is a beautiful stone boundary wall, storage sheds and a large sunny patio. All the grounds are well fenced and secure.

### **Directions**

From Narberth take the A40 towards St Clears/Carmarthen and after a few miles turn right sign posted to Llanddewi Velfrey and then turn left sign posted for Llanfallteg. Proceed into the village of Llanfallteg and the property is located on the right hand side, identified by our JJMorris for sale sign.



### Utilities & Services

Heating Source: LPG Gas

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Carmarthenshire County Council

EPC: E

Council Tax Band: E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///congested.sniff.trapdoor

### Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



#### **Mobile Phone Coverage.**

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data - 78%

Three Voice & Data - 71%

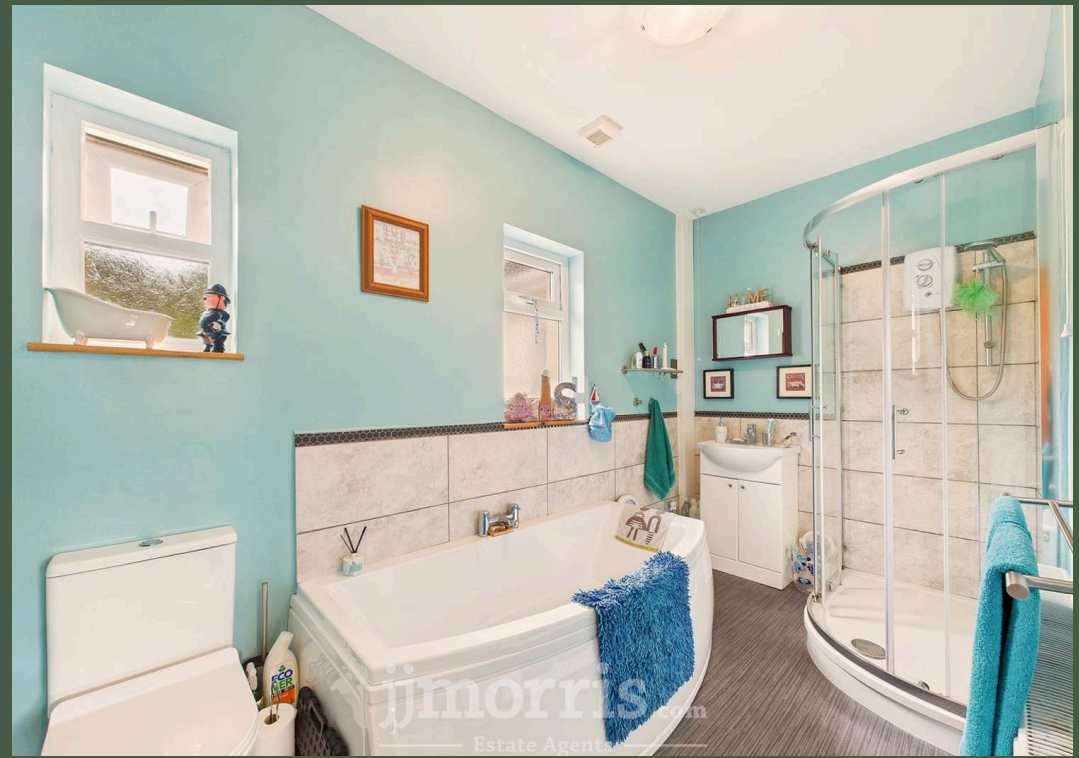
O2 Voice & Data - 61%

Vodafone Voice & Data - 75%

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

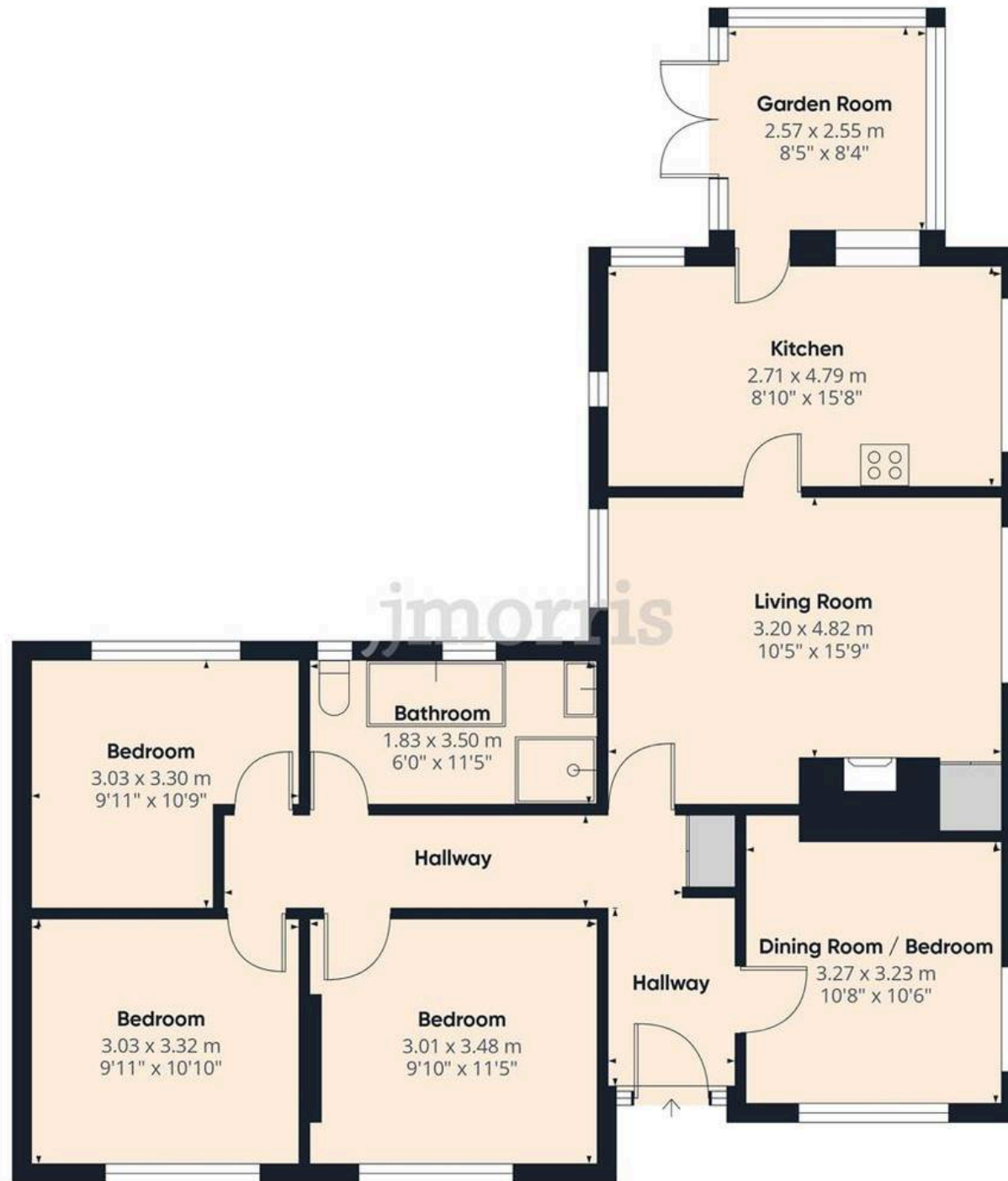
#### **Anti Money Laundering and Ability To Purchase**

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.





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# JJ Morris Narberth

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