



Katelios, Llanteg

£595,000 Freehold

Four Bedroom Detached Character Home • Large Garden with Gorgeous shrubs and Trees • Feel like your in the countryside but close to amenities • Parking for multiple vehicles • Modern and Bright Interior





This impressive four bedroom detached character home offers a rare combination of countryside tranquillity and convenient access to local amenities, making it an ideal choice for families and buyers alike.

The property welcomes you with a spacious entrance hall that leads to a beautifully presented, modern and bright interior, where thoughtful updates have seamlessly blended contemporary style with the home's original charm. The expansive living room provides a comfortable setting for relaxation or entertaining, featuring large windows and patio doors that fill the space with natural light and offer pleasant views.

The kitchen is a true highlight, boasting sleek cabinetry, integrated appliances, and ample workspace for culinary enthusiasts, also acting as a dining area which is perfect for family meals or hosting guests.

Four well-proportioned bedrooms one with en-suite provide generous accommodation, each tastefully decorated and offering flexibility for use as bedrooms, a study, or a hobby room to suit your lifestyle.

The principal bedroom benefits from built-in storage/wardrobe and a peaceful ambience, while the family bathroom has been fitted to a high standard with modern fixtures and fittings.

Additional features include a convenient downstairs cloakroom and a separate utility area (ideal for laundry and extra storage). The property also benefits from parking for multiple vehicles, ensuring practicality for families and visitors. Throughout the home, high-quality flooring, contemporary lighting, and neutral décor create a welcoming and soj

This and privacy is enhanced by the layout, which has been thoughtfully designed to maximise comfort and an Located in a sought-after area that feels delightfully rural, you can enjoy a peaceful lifestyle while rer short distance from shops, schools, and transport links (ideal for commuters or those seeking a balance between town and country living).

Council Tax band: F

Tenure: Freehold



blackbear



Hallway
26' 2" x 6' 11" (7.98m x 2.11m)

Kitchen
12' 2" x 19' 0" (3.71m x 5.79m)

Bedroom
12' 1" x 19' 3" (3.68m x 5.87m)

Bedroom
10' 1" x 15' 1" (3.07m x 4.60m)

En Suite
4' 0" x 4' 10" (1.22m x 1.47m)

Bedroom
16' 5" x 15' 2" (5.00m x 4.62m)

Bedroom
10' 2" x 15' 2" (3.10m x 4.62m)

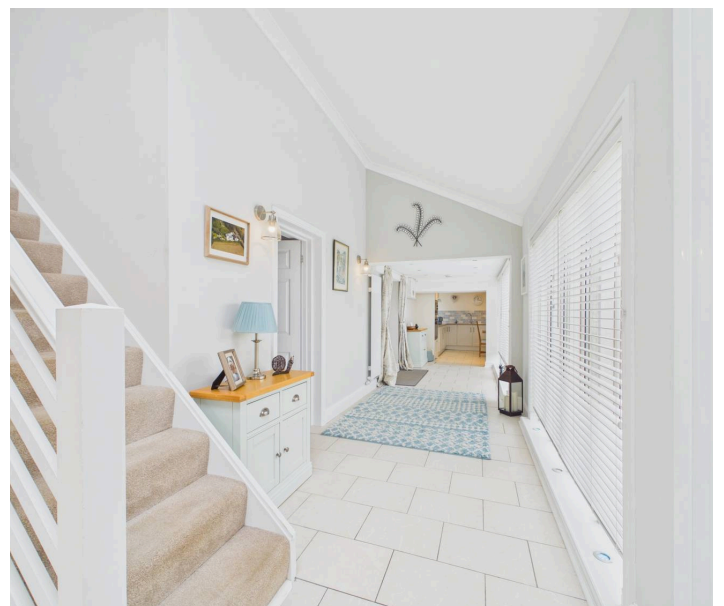
Bathroom
6' 10" x 5' 6" (2.08m x 1.68m)

Bathroom
6' 8" x 9' 8" (2.03m x 2.95m)

Living Room
16' 7" x 15' 3" (5.06m x 4.65m)

1.42m x 2.03m

Utility Room





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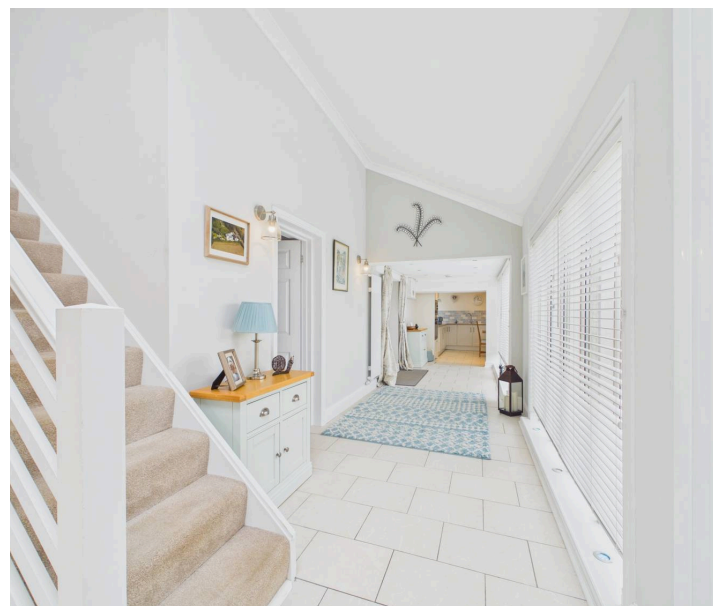
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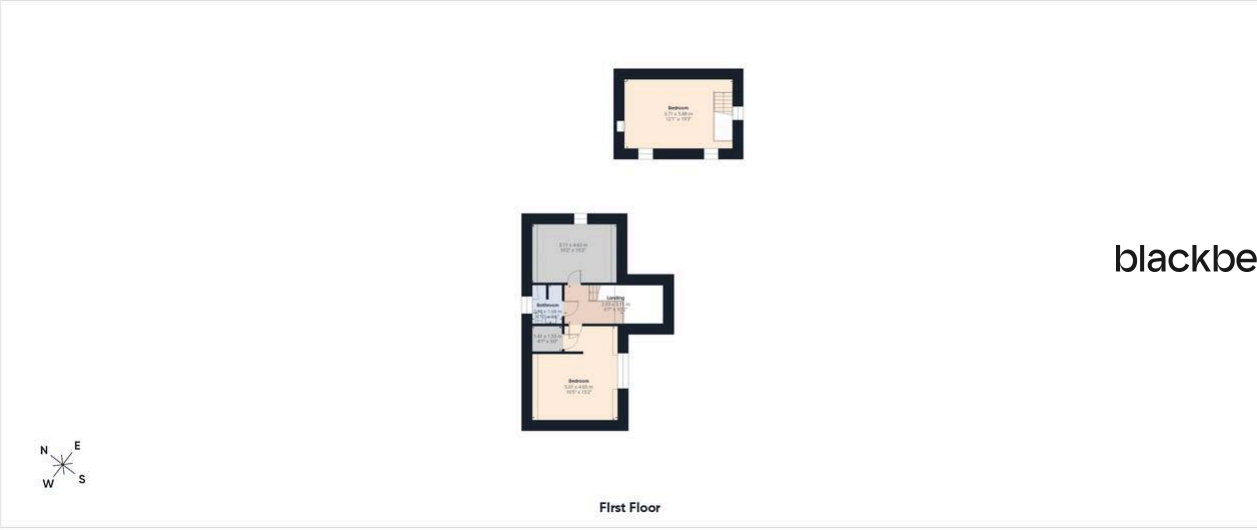
Bathroom
6' 8" x 9' 8" (2.03m x 2.95m)

Living Room
16' 7" x 15' 2" (5.06m x 4.65m)

W
4' x 1.42m x 2.03m

Utility Room





Approximate total area⁽¹⁾
 172.3 m²
 1854 ft²

Reduced headroom
 5.4 m²
 58 ft²

blackbear ⁽¹⁾ Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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