



## 2 Towy Terrace Ffairfach, Llandeilo, Carmarthenshire, SA19 6ST

Offers In The Region Of £310,000

- ATTRACTIVE DETACHED HOUSE
- MUCH REFURBISHED WITH MANY LOVELY FEATURES
- LOUNGE, KITCHEN; DINING ROOM AND SPACIOUS UTILITY
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- COUNCIL TAX E
- POPULAR VILLAGE LOCATION CONVENIENT FOR MARKET TOWN LLANDEILO
- SPACIOUS GROUNDS WITH VEHICULAR ACCESS
- 3 BEDROOMS AND FAMILY BATHROOM
- EPC RATING C

## 2 Towy Terrace Ffairfach, Llandeilo SA19 6ST

An impressive detached residence enjoying an enviable position on the fringe of this highly regarded village, set within generous grounds and commanding truly delightful panoramic views across the Towy Valley countryside towards the rolling hills beyond.

This charming home has been the subject of comprehensive refurbishment in recent years, now offering beautifully presented and comfortable family accommodation throughout. A welcoming reception hall leads to a well-proportioned lounge featuring a decorative fireplace, while the stylish fitted kitchen/dining room provides an excellent space for both everyday living and entertaining. Additional practical space is afforded by a utility room and rear porch.

To the first floor are three generous double bedrooms, all enjoying a pleasant outlook, together with a spacious and well-appointed family bathroom. The property further benefits from uPVC double glazing and gas-fired central heating.

Externally, the property is approached via a vehicular driveway to the side, leading to an extensive gravelled parking area providing ample off-road parking. The surrounding grounds are a particular feature, with established flower beds and herbaceous borders creating a colourful and attractive setting, ideal for outdoor enjoyment.

Offering a wonderful balance of rural outlook and village convenience, this is a beautifully presented home of real quality. Early viewing is highly recommended to fully appreciate the setting, views and accommodation on offer.



Council Tax Band: E



## RECEPTION HALL



14'4" x 3'5"  
Staircase to 1st floor. Radiator.

## LOUNGE



21'0" x 12'11"  
Decorative fireplace and hearth. French door to rear patio and garden. Wall lights. Access to under stairs cupboard. Radiators x 2.

## ANOTHER LOUNGE ASPECT



## KITCHEN / DINING ROOM



20'10" x 9'1"  
One and half bowl ceramic sink unit with mixer tap. 4 Ring Ceramic hob and Beko electric oven with extractor hood above. Fitted fridge / freezer. Fitted range of base and wall units with ample wood effect work surface. Decorative fireplace recess. Wood grain effect tiled floor with electric underfloor heating. Radiators x 2.

## ANOTHER ROOM ASPECT



## UTILITY ROOM



12'0" x 7'4"

One and half bowl stainless steel sink unit with chrome mixer tap set in marble effect work surface. Plumbed for automatic washing machine. Fitted cupboards. Wood effect vinyl floor. Access to attic. Radiator.

## REAR PORCH



4'9" x 4'2"

Built in store cupboard.

## 1ST FLOOR - LANDING

10'8" x 5'7" max

Access to attic. Radiator

## BEDROOM



13'5" x 10'6"

Radiator.

## ANOTHER ROOM ASPECT



## BEDROOM



13'3" x 10'1"

Radiator

## ANOTHER ROOM ASPECT



## BATHROOM



## BEDROOM



10'4" x 10'3"  
Radiator.

## A VIEW FROM THIS ROOM



10'11" x 10'11"

Paneled bath with shower mixer tap. Pedestal hand basin. Low level w.c. Triton Madrid shower in tiled and glazed cubicle. Chrome towel heater. Vanity light and socket. Part tiled walls. Built in boiler / linen cupboard with Valiant combi gas fired boiler that serves the the heating requirements. Radiator.

## ANOTHER ROOM ASPECT



## OUTSIDE - FRONT GARDEN

To the front of the house is an attractive graveled courtyard throughout which are a number of mature shrubs with whole being bordered by a low block wall with coping stone finish. A tarmac driveway leads to the side of the property and onwards to a spacious graveled parking area providing ample space for several cars.

## REAR VIEWS



## LOCATION



## SERVICES



We are advised that the property is connected to all mains services.

## TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

The property is situated in a superb location on the fringe of the village with easy access to the county road which provides ease of access to the main road network. It is approximately 1 mile from the Country Market town of Llandeilo which provides a good range of amenities together with rail link on the 'Heart of Wales' line. The busy town of Ammanford is approximately 6 miles and the county administrative town of Carmarthen is approximately 15 miles. The M.4 motorway can be joined at Pont Abraham providing access to the University city of Swansea and of course is the main route to the rest of the country.

## NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

## PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** A photographic ID, such as current passport or UK driving licence **EVIDENCE OF ADDRESS:** A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

## VIEWING

By appointment with Morgan Carpenter 01558 821269

## WEBSITE

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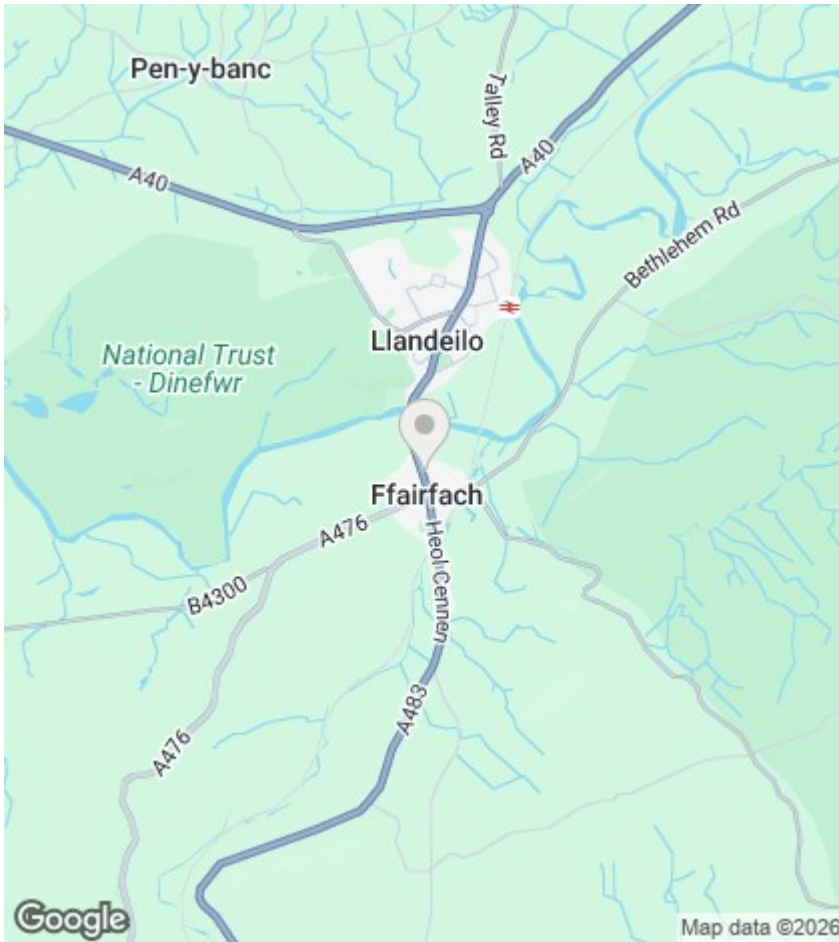
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## OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883





## Directions

## Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	