

## Norwood, 8 Heol Cennen Ffairfach, Llandeilo, Carmarthenshire, SA19

**Offers In The Region Of £209,500**

An attractive Period house set in lovely location in this popular village within a mile of the Country Market town of Llandeilo and standing in well presented gardens with versatile Studio/Workshop. The versatile accommodation retains many original features and provides a spacious family home with contemporary flair

and provides: Entrance Vestibule; Reception Hall; Bay windowed Lounge with decorative fireplace; Fitted Kitchen/Dining Room; Utility Room; 3 Bedrooms and luxury Bathroom. Upvc double glazing. Gas fired central heating. Enclosed patio and gravelled courtyard to front. Enclosed extensive patio and garden to rear with pretty

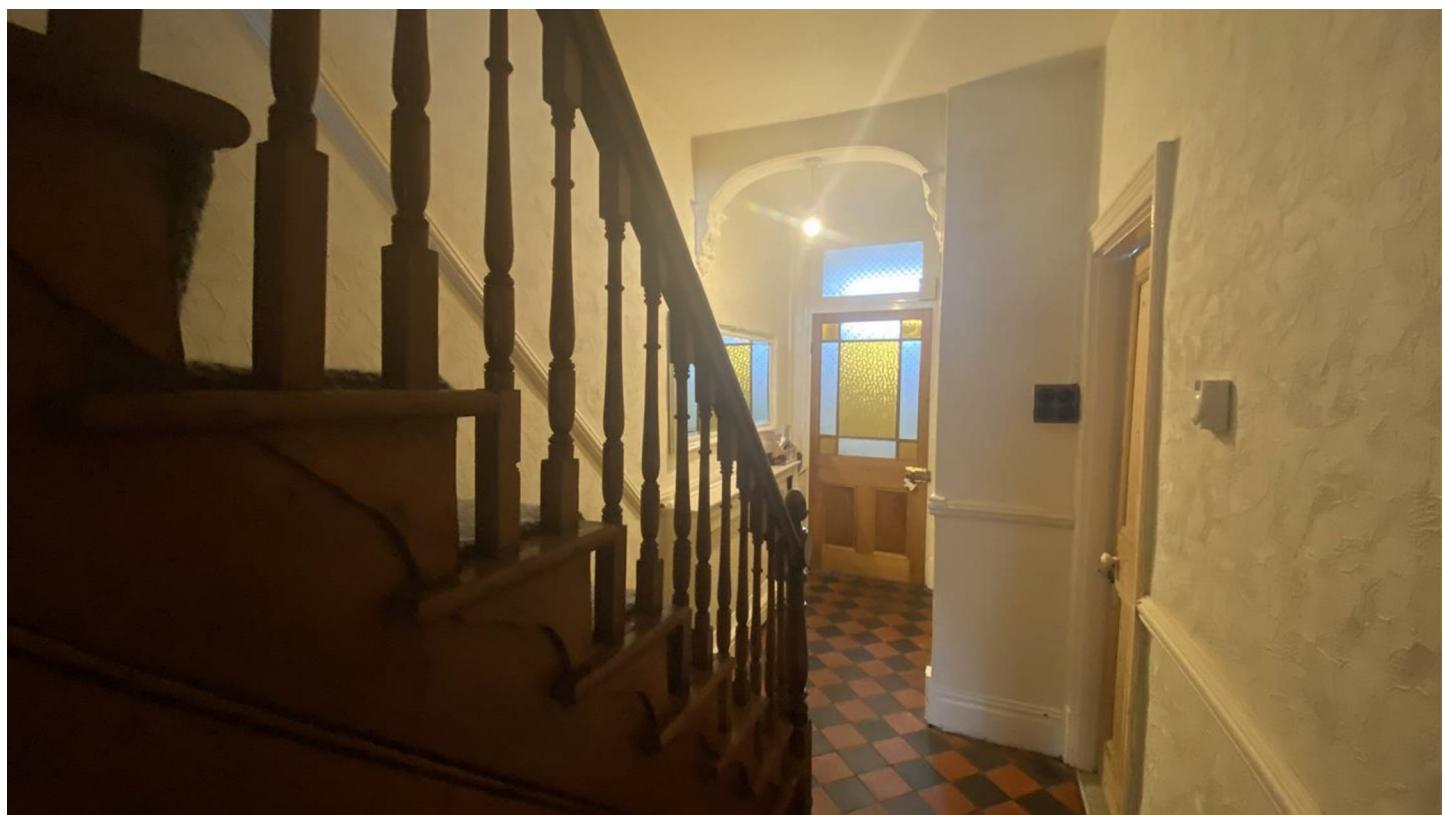
# 8 Heol Cennen Ffairfach, Llandeilo SA19 6UH

lawns with established herbaceous borders. Greenhouse. Raised vegetable beds. Spacious Studio/Workshop.

Viewing essential to appreciate and highly recommended.



Council Tax Band: D



## ENTRANCE VESTIBULE

4'2" x 3'11"

Tiled floor.

## RECEPTION HALL

15'4" x 5'9"

Attractive staircase to first floor. Feature cornice work. Access to under stairs cupboard. Quarry tiled floor. Radiator with lattice cover

## ANOTHER HALL ASPECT

## LOUNGE/DINING ROOM

22'3" x 10'10"

Bay window to front elevation with attractive fitted blinds. Feature fireplace with decorative log effect electric stove. Attractive cornice work. 2 Radiators.

## ANOTHER ROOM ASPECT

## A FURTHER ROOM VIEW

## KITCHEN/LIVING ROOM

19'7" x 10'0"

Stainless steel sink unit with mixer tap. 4 ring ceramic hob with stainless steel extractor hood above. Fitted twin electric oven. Fitted range base and wall cupboards. Ample work-surface with tiled surround. Tiled floor to kitchen area and oak panelled floor to living area. Ceiling down-lighters. 2 Radiators.

## ANOTHER ROOM ASPECT.

## UTILITY ROOM

10'6" x 5'3"

Plumbed for automatic washing machine. Work surface. Tiled floor. Rear door

## FIRST FLOOR

### LANDING

8'2" x 5'8"

Attractive balustrade. Built in cupboard.

### BEDROOM

17'0" x 13'0"

Bay window to front with lattice window blinds. Fitted wardrobes. 2 Radiators.

## ANOTHER ROOM ASPECT..

### BEDROOM

10'11" x 10'9"

Pine panelled floor. Radiator.

### BEDROOM

10'9" x 6'11"

Built in cupboard with Worcester gas fired boiler that serves the heating requirements.

## BATHROOM

10'2" x 7'3"

Freestanding panelled bath with shower/mixer tap. Walk in glazed double shower cubicle with Respatex panelled surround. Hand basin in vanity. Low level W.C. Panelled walls. Tiled floor. Chrome towel heater.

## OUTSIDE

To the front of the house is a decorative gravel and paved patio area with pathway leading to front entrance and side gate.

## REAR GARDEN

Immediately to the rear and side of the house is an extensive area of attractive sandstone paved patio that provides an ideal location to enjoy 'al fresco' living.

## GARDEN

Beyond the patio is a well presented level lawned garden with established herbaceous borders and raised beds together with a variety of ornamental trees.

## STUDIO/WORKSHOP

21'0" x 14'6"

## SERVICES

We are advised that the property is connected to all main services

## TENURE & POSSESSION

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

## COUNCIL TAX

## EDUCATION

A wide range of state schools are to be found in Ffairfach (including the new Bro Dinefwr secondary), Llandeilo and Carmarthen (Welsh secondary) - [www.carmarthenshire.gov.uk](http://www.carmarthenshire.gov.uk). Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools [www.isc.co.uk](http://www.isc.co.uk))

## SPORTING AND RECREATIONAL

There are wonderful opportunities for walking and cycling from the property. The town of Llandeilo offers Rugby, Football, Tennis and Bowls clubs. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Abergasney and the Botanic Garden of Wales within half an hours drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

## LOCATION

Norwood is conveniently situated in the village of Ffairfach which has its own Primary and new Secondary school, places of Worship, Public houses, Village stores and Butchers, together with rail station on the mid Wales line. It is just under a mile to the Country Market town of Llandeilo which provides a good range of amenities 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.

## VIEWING

By appointment with BJP

## OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

## N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP 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 IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential 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.

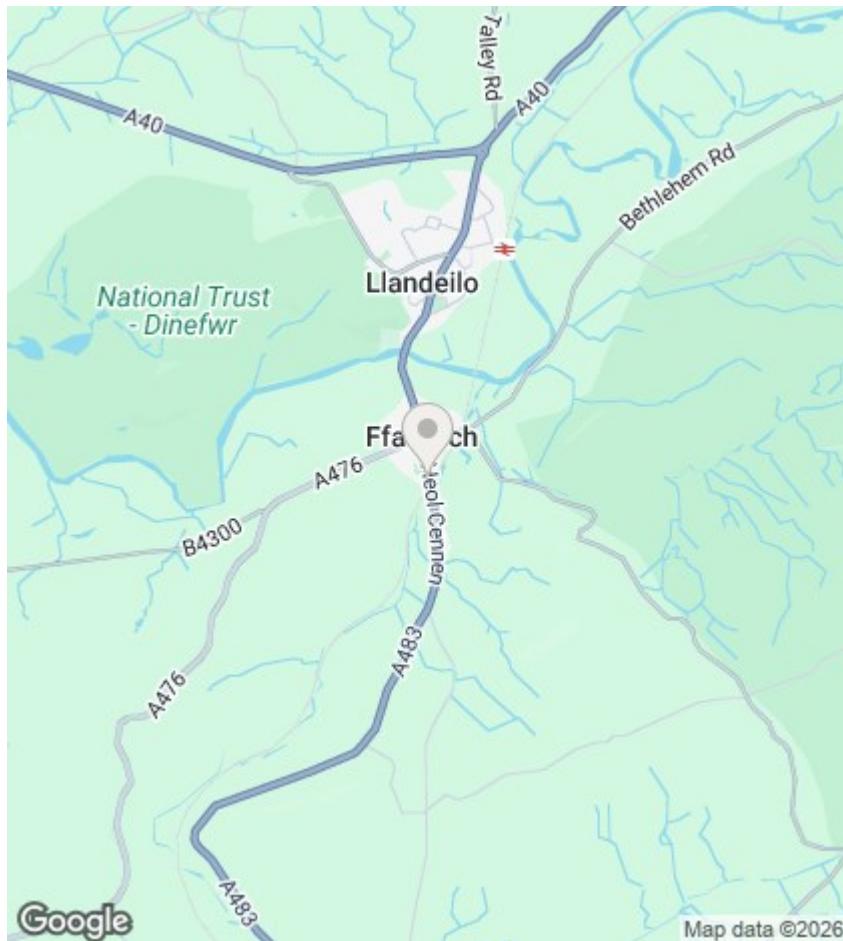
## HOMEBUYERS SURVEY

If you are considering buying a home, make sure that you are not buying a PROBLEM

Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY & VALUATION

## WEBSITE ADDRESS

Carmarthen 01267 236363 Llandeilo 01558 822468 View all our properties on: [www.bjpc.com](http://www.bjpc.com); [www.rightmove.co.uk](http://www.rightmove.co.uk); [www.zoopla.co.uk](http://www.zoopla.co.uk); [www.primelocation.com](http://www.primelocation.com) or [www.onthemarket.com](http://www.onthemarket.com)



## Directions

## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	