



Brianne , Cwmifor, Llandeilo, SA19 7AW

Offers over £399,950

A detached house situated on the edge of Cwmifor and just 3 miles from the town of Llandeilo. Accommodation comprises entrance hall, downstairs WC, lounge, dining room, kitchen/breakfast

room, utility room, downstairs bedroom with en suite, sun lounge, 4 upstairs bedroom and bathroom with separate WC. The property benefits from oil central heating, uPVC double glazing, off road parking for several cars, detached garage and front and rear gardens.

Ground Floor

uPVC double glazed French doors to

Sun Lounge

7'2" x 21'7" (2.19 x 6.58)



with electric radiator, exposed floorboards, tongue and groove ceiling and uPVC double glazed windows to front and side. uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, under stairs storage, built in store cupboard with shelving and light, radiator and tongue and groove ceiling.

Downstairs WC

8'5" x 2'9" (2.59 x 0.86)

with low level flush WC, pedestal wash hand basin, part tiled walls, tongue and groove ceiling, extractor fan and uPVC double glazed window to front.

L Shape Lounge

22'11" red to 10'11" x 17'4" inc to 10'0"

(7.00 red to 3.33 x 5.30 inc to 3.05)



with electric fire in stone surround, 3 radiators, coved ceiling and uPVC double glazed window to front and side and patio doors to rear.

Dining/ Sitting Room

22'10" x 12'11" red to 9'11" (6.96 x 3.95 red to 3.03)



with 2 radiators, tongue and groove ceiling and uPVC double glazed window to rear and patio doors to front.

Hall

8'9" x 3'3" (2.69 x 1)

with built in store cupboard, tiled floor, radiator, hatch to roof space and textured and coved ceiling.

Bedroom 1

12'0" x 13'1" (3.66 x 4)



with radiator, textured and coved ceiling and uPVC double glazed window to rear.

En Suite

12'1" x 4'7" (3.69 x 1.40)



with low level flush WC, pedestal wash hand basin, bidet, shower enclosure with electric shower, shaving point, part tiled walls, tiled floor, radiator and 2 uPVC double glazed windows to side.

Kitchen/Breakfast Room

16'1" x 18'1" (4.92 x 5.53)



with range of fitted base and wall units, display cabinets, double drainer sink unit with mixer taps, plumbing for dishwasher, 4 ring electric hob with extractor over, Rayburn, integrated double oven, integrated fridge, tiled walls, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to front and side and Patio doors to side into sun lounge.

Utility Room

7'2" x 13'1" (2.20 x 4.01)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, place for tumble dryer, free standing oil boiler providing domestic hot water and central heating, part tiled walls, tiled floor, textured and coved ceiling and uPVC double glazed window and door to side.

First Floor

Landing

with built in cupboard, hatch to roof space, radiator, coved ceiling and uPVC double glazed window to front.

Bedroom 2

9'9" x 13'8" (2.98 x 4.18)



with built in cupboard, radiator, coved ceiling and uPVC double glazed window to front.

Bedroom 3

9'10" x 9'10" (3.00 x 3.01)



with built in cupboard, radiator and uPVC double glazed window to rear.

Bedroom 4

10'1" x 10'2" (3.08 x 3.10)



with radiator built in cupboard and uPVC double glazed window to rear.

Bedroom 5

9'10" x 10'0" (3 x 3.06)



with radiator and uPVC double glazed window to rear.

Bathroom

8'9" inc to 10'8" x 6'8" red to 3'6" (2.67 inc to 3.26 x 2.05 red to 1.09)



with pedestal wash hand basin, panelled bath with electric shower over and glass screen, shaving point, tiled walls, part tiled floor, extractor fan, radiator, coved ceiling and uPVC double glazed window to side.

Separate WC

5'10" x 2'10" (1.79 x 0.87)



with low level flush WC, part tiled walls, coved ceiling and uPVC double glazed window to front.

Outside



with lawned garden to front, off road parking for several cars leading to detached double garage with up and over door, door to rear garden, tap and power points, access either side to the rear of the property with lawned garden.

Services

Mains electricity, water and drainage.

Council Tax

Band G

NOTE

All photographs are taken with a wide angle lens.

Directions

From Llandeilo head towards Llandovery, go straight over the roundabout and turn left sign posted to Cwmifor. Follow the road and the property can be found on the right hand side, identified by our For Sale board.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		37
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.