

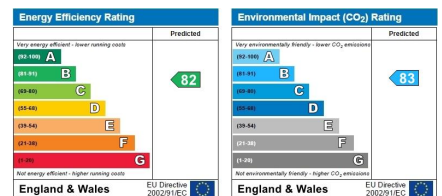


Ty Scwlyn, Salem, Llandeilo SA19 7LY

Offers in the region of £335,000

EER 82 EIR 83

Built to High Specification
Quiet Rural Picturesque Location
3 Bedrooms, En-Suite
Air Source Heating
Underfloor Heating to Ground Floor
Open Aspect To Rear



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HC/WJ/79497/290321

DESCRIPTION

A brand new dormer property situated in a superb location on the edge of this popular rural village approximately 2 miles from Llandeilo town in the picturesque Towy Valley. The property soon to be completed is built to a high specification to include air source heating with underfloor heating to the ground floor, Symphony kitchen with Bosch integrated appliances, Quartz worktops, Franke sink & taps, internal Oak doors, fire sprinklers to all rooms. A lovely feature to this three bedroom property is the open-plan kitchen/family room boasting a vaulted ceiling, patio doors to the rear enjoying the open aspect overlooking farmland. Externally an Indian stone paved patio & walkway with gravelled driveway providing ample parking. This is an ideal purchase for those looking for a peaceful location in a picturesque rural village. Internal viewing is highly recommended to fully appreciate the quality and location of this property.

ENTRANCE PORCH

Covered with therma wood cladding from Finland with a 30 year warranty, double glazed window to side, porcelain tiled floor.

KITCHEN/FAMILY ROOM

Double glazed windows to side, double glazed patio doors to rear, vaulted ceiling with Velux window, open plan kitchen/family room fitted with a Symphony kitchen wall and base units with Quartz worktop, Bosch integrated appliances to include oven and microwave, Bosch induction hob and canopy extractor fan over, integrated Bosch fridge and dishwasher, 1½ bowl under

mount Franke sink with Franke tap, cupboard housing the underfloor manifold for the air source heating.

UTILITY ROOM

Door to rear, porcelain tiled floor, fitted with base units, integrated freezer, plumbing for washing machine.

CLOAKROOM

Double glazed window to front, WC, pedestal wash hand basin, porcelain tiled floor.

BEDROOM 1

Two double glazed windows to side, double glazed window to front, double wardrobes with oak doors.

EN-SUITE SHOWER ROOM

Walk-in shower, heated towel rail, WC with combination unit and wash hand basin.

FIRST FLOOR LANDING

Airing cupboard with oak doors.

BEDROOM 2

Two Velux windows, radiator.

EN-SUITE SHOWER ROOM

Velux window, shower, WC, pedestal wash hand basin, heated towel rail.

BEDROOM 3

Double glazed window to front, 2 Velux windows, radiator.

BATHROOM

Two Velux windows, suite comprising panelled bath, WC, pedestal wash hand basin, electric lighting, heated towel rail.

EXTERNALLY

Gravelled frontage and driveway providing ample parking. There is potential to build a car port subject to the necessary planning consent. There is Indian stone paving, paved patio and ranch fencing and an open aspect

to the rear overlooking farmland. External lighting.

SERVICES

We are advised that mains water, electricity and drainage are connected to the property. Air source heat pump.

VIEWING

By appointment with the selling Agents on 01269 592401 or e-mail ammanford@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From the Ammanford office, head towards Llandeilo on the A483, go through the town of Llandeilo and on reaching the roundabout take the 2nd exit onto the A40, take the left hand turning onto the B4302 signposted Talley. Continue along this road into the village turn left signposted Talley. Continue on this road for approximately 2 miles and turn left signposted Salem. Continue on this country road to the "T" junction and turn right. Proceed until reaching The Angel Inn Country Pub & restaurant then take the immediate right turning onto Heol Yr Ysgol whereby the property will be located on the left hand side as identified by the John Francis for sale board.