



## **Gilfach , Salem, Llandeilo, SA19 7LU**

**Offers in the region of £450,000**

Welcome to this charming detached bungalow located in the picturesque village of Salem, Llandeilo. This property boasts a spacious layout with one reception room, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms (one with en suite), there is ample space for a growing family or for hosting overnight visitors.

The bungalow is accessed by a private lane and also features a lounge, kitchen/diner, utility room and family bathroom. The detached nature of the property offers privacy and a sense of tranquillity, making it an ideal retreat from the hustle and bustle of everyday life. The property also benefits from oil central heating, uPVC double glazing, off road parking and turning area and surrounding gardens.

Situated in Salem, Llandeilo, this property benefits from a peaceful and scenic setting. Whether you're looking to unwind in a serene environment or explore the great outdoors, this location offers the best of both worlds.

Don't miss out on the opportunity to make this delightful bungalow your new home. Contact us today to arrange a viewing and experience the charm of Salem, Llandeilo for yourself.

## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with built in cupboard with free standing boiler providing domestic hot water and central heating and slatted shelves, hatch to roof space, wood floor, 2 radiators and textured and coved ceiling.

### Lounge

18'10" x 15'9" (5.76 x 4.81)



with log fire in stone surround and tiled hearth, wood floor, 2 radiators, coved ceiling and uPVC double glazed bow window to front and Patio doors to side.

### Kitchen/Diner

14'2" x 20'3" (4.34 x 6.19)



with range of fitted base and wall units, display cabinets, single bowl single drainer sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, part tiled walls, wood floor, 2 radiators, downlights, coved ceiling and uPVC double glazed window to side and 2 to rear.

### Utility

6'3" x 6'2" (1.92 x 1.88)

with plumbing for automatic washing machine, tiled floor, coved ceiling and uPVC double glazed window to side and window to rear.

### Bathroom

8'10" x 5'11" (2.71 x 1.82)



with pedestal wash hand basin, bath, radiator, part tiled walls, laminate floor, textured and coved ceiling, shaver point and uPVC double glazed window to rear.

### Separate WC

5'6" x 3'5" (1.68 x 1.06)



with low level flush WC, laminate floor, textured and coved ceiling and uPVC double glazed window to rear.

### Bedroom 1

8'8" into 13'2" into robe x 15'4" (2.66 into 4.03 into robe x 4.68)



with fitted wardrobes, radiator, textured and covered ceiling and uPVC double glazed window to rear.

### En Suite

6'5" x 6'4" (1.97 x 1.95)



with low level flush WC, pedestal wash hand basin, shower cubicle with electric shower, laminate floor, part tiled walls, radiator, textured and covered ceiling and uPVC double glazed window to rear.

### Bedroom 2

10'1" x 13'11" (3.08 x 4.26)



with fitted wardrobes, radiator, textured and covered ceiling and uPVC double glazed window to front.

### Bedroom 3

10'0" x 10'5" (3.05 x 3.18)



with radiator, textured and covered ceiling and uPVC double glazed window to front.

## Bedroom 4

9'11" x 7'1" (3.04 x 2.16)



with radiator, textured and covered ceiling and uPVC double glazed window to front.

## Outside



Outside, the surrounding gardens provide a picturesque setting, with wooded areas adding a touch of nature to the landscape. The secluded location offers privacy and a peaceful atmosphere, perfect for enjoying the outdoors in all seasons.

## Attached garage

24'6" x 9'7" (7.47 x 2.93)

with up and over door, window to side and door to rear.

## Services

Mains electricity, water and septic tank.

## Council Tax

Band F

## NOTE

All photographs are taken with a wide angle lens.

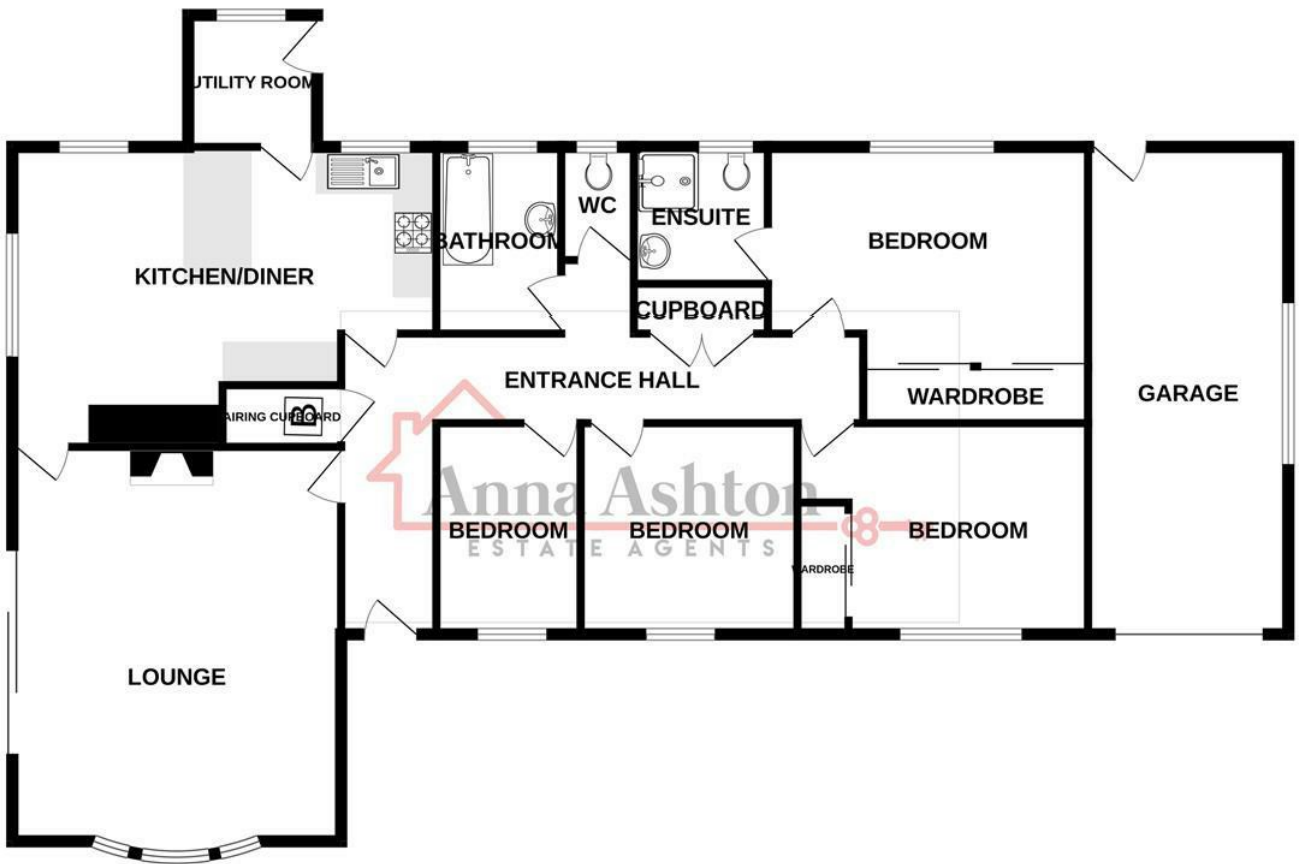
## Directions

From Llandeilo head towards Llandovery, go straight over the roundabout then turn left onto the B4302 towards Talley. Travel for almost 2 miles then turn left signposted to Salem, follow this road to the 'T' junction then turn right. Continue on this road which will take you into the village of Salem, take the first right and follow the road to the bend and on the bend take the left turn and the property can be identified by our For Sale board.

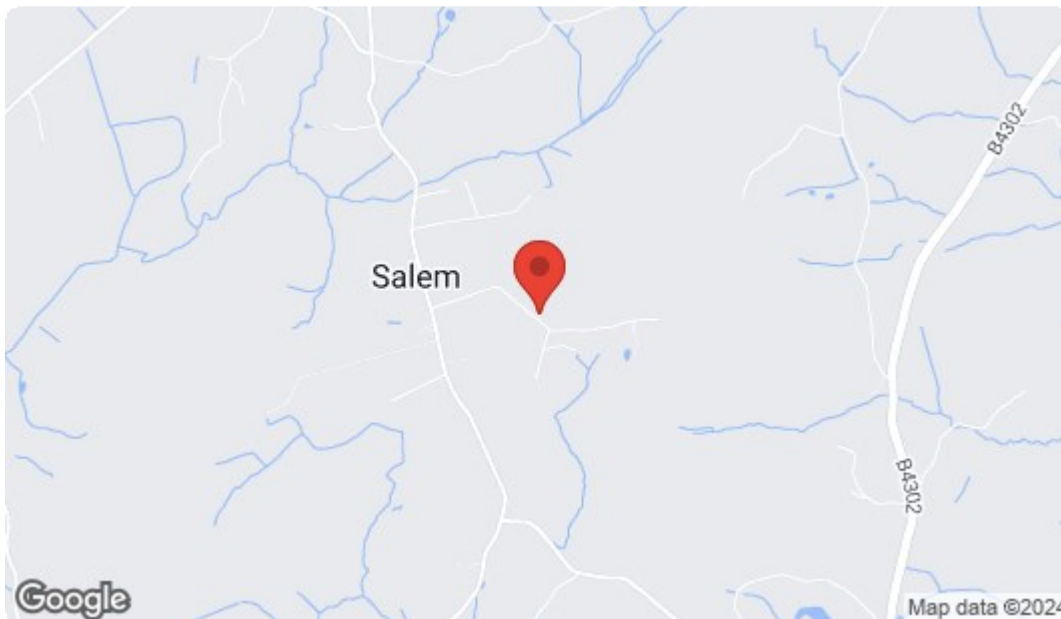
## AGENTS NOTE

There is a public footpath over the access lane and to the front of the boundary.

# GROUND 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.  
 Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	23	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

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