



## The Smallholding Centre

10 High Street ☎ 01239 621 303

Cardigan

SA43 1HJ

✉ info@thesmallholdingcentre.co.uk

## 5 Bed Detached Bungalow

# £399,950



## Tintagel, Belle Vue Close Cwmdud, Carmarthen, SA33 6XT

Tintagel is a particularly spacious 5 / 6 bedroom detached dormer bungalow situated on a small cul de sac in the little village of Cwmdud, itself on a main bus route into Carmarthen and Newcastle Emlyn. In the property there is an entrance hallway, a very large kitchen with utility off, a home office / bedroom 6, 3 further bedrooms on the ground floor (one of which is ensuite), a family bathroom, lounge, on the first floor there are a further two large bedrooms both of which are ensuite. Outside there are gardens all around bordering a small stream, plenty of off street parking adjacent to the integral garage to the front.

This is one of the most spacious dormer bungalows you will find with 4 bathrooms for under £400,000 in the area and is well worth considering if you require lots of internal space or wish to do B&B for additional income.

## Key Features

Large 5 / 6 Bedroom Dormer Bungalow

Corner Plot On Small Cul De Sac

Access To Main Bus Route To Carmarthen

On Two Floors With 4 Bathrooms

Three Ensuite Bedrooms + Family Bathroom

Large Kitchen With Utility Off

Integral Garage And Parking

Energy Rating: D

## Ground Floor

**Accommodation** - Entrance via double-glazed door into:

**Hallway** - With staircase to first floor, radiator, door off to:

**Home Office / Bedroom 6** - 12' 1" x 10' 2" (3.69m x 3.1m) With UPVC double-glazed window to the front, radiator.

**Kitchen / Breakfast Room** - 13' 2" x 29' 10" (4.03m x 9.1m) A large room with an excellent range of wall and base units, 1.5 bowl sink/drain unit, built-in fridge, built-in dishwasher, LPG cooking range with extractor over, tiled splash back, radiator, UPVC double-glazed French doors out to rear and side gardens, UPVC double-glazed window to rear, door out to:

**Inner Hallway** - With UPVC double-glazed door out to rear, radiator, cupboard housing the hot water system, tiled flooring, door into integral garage and door into:

**Utility** - 10' 2" x 8' 7" (3.1m x 2.62m) With UPVC double-glazed window, stainless steel sink/drain unit, space and plumbing for washing machine and dishwasher, radiator, a good range of wall and base units, tiled splash back, floor-standing oil-fired boiler.

**Bedroom 1** - 9' 3" x 13' 9" (2.83m x 4.22m) With UPVC double-glazed window to the front, radiator. Currently used as an office.

**Bedroom 2** - 13' 1" x 12' 1" (4m x 3.69m) into recess.

With UPVC double-glazed window to the front, built-in wardrobe, radiator.

**Bedroom 3 (En-suite)** - 14' 2" x 13' 8" (4.34m x 4.19m) into recess.

With French doors leading out to rear patio, built-in wardrobes, radiator, door into:

**En-suite Shower Room** - With frosted UPVC double-glazed window to rear, low level flush WC, shower cubicle, wash hand basin, fully tiled.

**Family Bathroom** - 8' 6" x 11' 1" (2.6m x 3.4m) With frosted UPVC double-glazed window to rear, corner bath, low level flush WC, pedestal wash hand basin, separate shower cubicle, fully tiled, radiator.

**Lounge** - 13' 5" x 20' 8" (4.1m x 6.3m) With large UPVC double-glazed French doors leading out to rear patio area, radiator.

## First Floor

**First Floor** - Accessed via staircase in the hallway and giving access to:

**Landing Area** - With built-in walk-in airing cupboard and a second storage cupboard, door to:

**Master Bedroom (En-suite)** - 14' 4" x 16' 1" (4.38m x 4.93m) With UPVC double-glazed window to rear, built-in wardrobes, radiator, door into:

**En-Suite Bathroom** - 14' 1" x 10' 9" (4.3m x 3.3m) into recess.

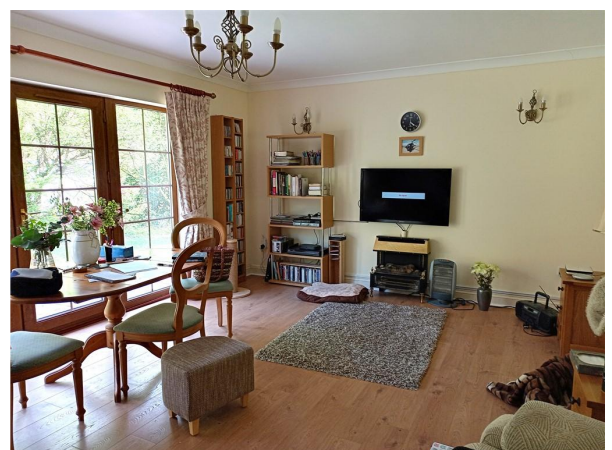
With UPVC double-glazed window to rear, panelled bath, low level flush WC, bidet, separate shower cubicle, "his and hers" wash hand basins, tiled walls and floor, radiator.



Entrance Hallway



Utility



Lounge

**Bedroom 5 (En-suite) - 16' 8" x 13' 10" (5.1m x 4.24m)** With 2 Velux roof windows, radiator, door into:

**En-Suite Shower Room** - With shower cubicle, low level flush WC, wash hand basin, radiator.

## Exterior

**Externally** - The property is approached via a cul-de-sac road giving access to the driveway providing plenty of off-street parking as well as access to the attached garage. There are gardens all around with patio seating areas and lawns to the rear bordering the Afon Bele.

**MANAGERS NOTE;** Our client has advised that she has seen a small amount of knotweed along the stream boundary to the rear of the property. This firm cannot confirm its presence or otherwise as we have not seen any but due diligence is required and professional advice should be sought.

**Integral Garage - 16' 4" x 16' 8" (5m x 5.1m)** Internal dimensions.

With up and over door and can also be accessed from inside the property via door from the inner hallway.

**General Information** - Viewings: Strictly by appointment via the agents, Houses For Sale in Wales or our sister company, The Smallholding Centre

Tenure: Freehold

Services: Mains electricity, mains water and mains drainage, oil-fired central heating.

Council Tax: Band F, Carmarthenshire County Council

**Directions** - From Newcastle Emlyn enter Cwmdud, go through the village, passing the Afon Duad Inn on the left hand side and the bus stop and layby on the right hand side and the entrance to Belle Vue Close private road is approx. 100 yards further along on the left hand side, number 3 is at the end and can be located by our For Sale board on the fence on the main road.

Google Co-ordinates: 51.953077981668, -4.36333914183164

What3Words: ///ditched.showcase.engraving



Home Office



Bedroom 1 (Used As An Office)



Bedroom 2



Bedroom 3 (Ensuite)



Family Bathroom



Master Bedroom 4 (En-suite)



Large Ensuite



Bath With View



Ensuite



Ensuite



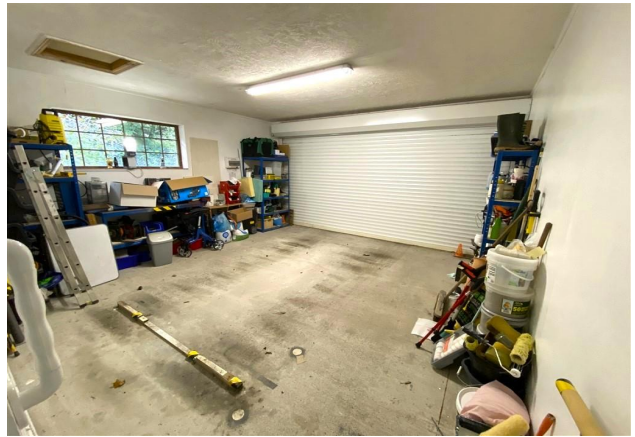
Bedroom 5 (Ensuite)



Bedroom 5 (Ensuite)



Ensuite Shower Room



Garage



Small Stream Boundary



Another View



Rear Gardens



Patio And Rear Lawns



Rear View Of Property

# Floorplans



For Identification Purposes Only  
Plan produced using PlanIt.  
Tintagel 3 Belle Vue Close

## Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		