

*A modern and superior 3 bedroomed detached residence with a rear garden and ample parking.
Ffarmers, Llanwrda, West Wales.*



Yr Hen Efail, Ffarmers, Llanwrda, Carmarthenshire. SA19 8PZ.

£335,000

REF: R/4253/LD

- *** A superior Family home *** A modern detached country residence *** 3 bedroomed, 2 bathroomed accommodation *** Stylish fitted kitchen, bathroom and en-suite *** Air source heating, under floor heating (to the ground floor) UPVC double glazing and good Broadband connectivity *** Extremely well presented throughout
- *** Gravelled driveway with ample parking *** Enclosed rear garden area laid to lawn with mature hedge boundaries *** Useful workshop/store shed with BBQ area *** Large rear patio *** Totally private and not overlooked
- *** Convenient rural Village position - Close to Lampeter, Llandovery and Llandeilo *** Don't miss out on this unique and unrivalled opportunity *** A spacious and well equipped Family home



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LOCATION

Ffarmers is a delightful rural Country Village set amongst the North Carmarthenshire hills territory and on the edge of the Cambrian Mountains. The University and Market Town of Lampeter is within 8 miles and the Market Towns of Llandeilo and Llandovery are each within 12 miles. Carmarthen, which is the strategic main Administrative Centre of the area is 20 or so miles to the South and the Cardigan Bay Coast of Aberaeron is within 25 minutes.

GENERAL DESCRIPTION



A superior, spacious and modern Family home enjoying 3 bedrooomed, 2 bathroomed modern accommodation and set nicely within the rural Village of Ffarmers. The property enjoys a private plot with a lovely rear garden laid to lawn with a useful workshop/garden store and parking.

The property enjoys the benefit of air source heating, double glazing and good Broadband connectivity.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

ENTRANCE HALL

Accessed via a half glazed UPVC front entrance door, laminate flooring, understairs cupboard housing the copper cylinder and immersion system.



LIVING ROOM

20' 0" x 12' 3" (6.10m x 3.73m). With solid wood flooring, double aspect window to the front and rear, T.V. and telephone point, underfloor heating control panel, recently built false chimney breast with a Bioethanol burner (inset).



LIVING ROOM (SECOND IMAGE)**KITCHEN/DINER**

20' 0" x 12' 3" (6.10m x 3.73m). A modern and stylish fitted kitchen with a range of wall and floor units with work surfaces over, 1 1/2 bowl sink and drainer unit, built-in dishwasher, electric oven with extractor hood over, 4 ring gas hob, UPVC patio picture window to the front, UPVC patio door to the garden, T.V. point, laminate flooring, underfloor control panel, feature brick walls and splash backs.

**KITCHEN/DINER (SECOND IMAGE)****KITCHEN/DINER (THIRD IMAGE)****UTILITY ROOM**

10' 8" x 6' 4" (3.25m x 1.93m). With vinyl flooring, fitted floor and wall cupboards, space and plumbing for automatic washing machine and tumble dryer, laminate flooring, Lanoma single drainer sink unit with chrome mixer tap, UPVC half glazed rear entrance door to the rear garden.

**CLOAKROOM**

With low level flush w.c., pedestal wash hand basin, chrome heated towel rail, laminae flooring, extractor fan.

FIRST FLOOR**GALLERIED LANDING**

With radiator and spot lighting.

PRINCIPLE BEDROOM 1

12' 4" x 13' 4" (3.76m x 4.06m). With radiator, access to insulated loft, T.V. point.



PRINCIPLE BEDROOM 1 (SECOND IMAGE)



EN-SUITE SHOWER ROOM

9' 9" x 6' 5" (2.97m x 1.96m). A modern and contemporary style with a glazed double walk-in shower cubicle with chrome attachments and also being fully tiled, low level flush w.c., pedestal wash hand basin with light sensed mirror, chrome heated towel rail, radiator, spot lighting, extractor fan.



BEDROOM 2

13' 9" x 9' 4" (4.19m x 2.84m). With radiator and T.V. point.



BEDROOM 3

13' 9" x 10' 5" (4.19m x 3.17m). With radiator, T.V. point, window overlooking the rear garden.



FAMILY BATHROOM

A modern and stylish suite comprising of panelled bath, low level flush w.c., vanity unit with wash hand basin, shaver light and mirror, glazed corner shower cubicle with electric Triton shower and being fully tiled, chrome heated towel rail, radiator, extractor fan, Velux window.



BATHROOM (SECOND IMAGE)



EXTERNALLY

REAR GARDEN

To the rear of the property lies a sizeable and private patio area with direct access from the Kitchen/Diner, Utility Room and the side pathway; it leads onto a lawned garden bordered by a variety of mature trees and shrubs providing great privacy and a sun trap during the later Summer evenings.



REAR GARDEN (SECOND IMAGE)



PATIO AREA



WORKSHOP/GARDEN STORE

With outside decking/BBQ area.



SIDE GARDEN

There also lies a gravelled side garden area which could provide nicely for further outhouses, raised beds, etc.

FRONT GARDEN

Benefiting from a concrete ramp leading to the front door for ease of access and a gravelled area with a path leading to the rear of the property.

PARKING AREA

A gravelled parking area to the side of the property with gates leads onto the garden.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A modern and superior 3 bedroomed detached residence with a rear garden and ample parking.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'E'.

MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, air source heating running the domestic systems within the property, underfloor heating (on the ground floor) and radiators on the first floor, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

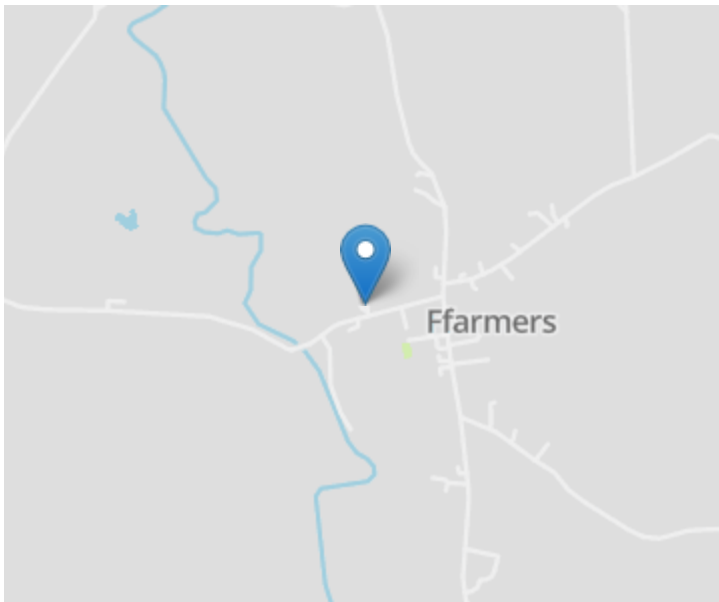
Directions


On the A482 road turn left at the former Royal Oak Public House for Ffarmers. Proceed through the Village of Ffarmers, turning left beside the Drovers Inn Village Public House. Continue along this lane for approximately 200 yards and the property will be found on your left hand side, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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