

*Attention 1st time buyers ! Spacious 3 bed home. Gwyddgrug Near Pencader/Llandysul - West Wales.*



6 Bro-Nantlais, Gwyddgrug, Pencader, Carmarthenshire. SA39 9BQ.

**£155,000**

**Ref R/4217/RD**

*\*Attention 1st time buyer\*\*3 bed semi detached home\*\*Modern Kitchen and Bathroom\*\*Private Parking\*\*Large rear garden\*\*Corner plot with countryside views\*\*Ideal opportunity to get onto the housing ladder\*\*Popular rural location\*\*20 minutes drive to Carmarthen and the M4\*\**

The property is situated within the village of Gwyddgrug, conveniently positioned between Llanllwni, Llandysul and Pencader. Residents rely on nearby facilities in Pencader for their day to day needs including primary school, village shop and post office, petrol station. There is good public transport connectivity within Gwyddgrug village. Carmarthen and the M4 is some 20 minutes drive from the property offering large scale employment opportunities, retail parks, leisure facilities, industrial estates, supermarkets, traditional high street offerings, local cafes, bars and restaurants.



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## GROUND FLOOR

### Entrance Hallway

13' 6" x 5' 9" (4.11m x 1.75m) accessed via glass panel door with side glass panel, radiator, wood effect flooring, understairs cupboard housing a Worcester oil boiler.



## W.C.



3' 5" x 7' 2" (1.04m x 2.18m) with w.c. single wash hand basin, side window, radiator.

## Lounge

11' 3" x 21' 6" (3.43m x 6.55m) a good sized family living room with laminate flooring, radiator, dual aspect windows to front and rear gardens, redundant fireplace, 2 x radiators, alcove shelving.



## Kitchen

7' 5" x 11' 4" (2.26m x 3.45m) with Oak effect base and wall units, formica worktop, Lamona oven and grill, ceramic hobs with extractor over, plumbing for washing machine, under larder appliance space, stainless steel sink and drainer with mixer tap, rear glass door to garden, tiled splash back.



## FIRST FLOOR

### Half Landing

With window. Storage cupboard, radiator.

### Front Bedroom 1

7' 2" x 9' 6" (2.18m x 2.90m) window to front, radiator. Electric socket.



### Front Bedroom 2

11' 8" x 10' 7" (3.56m x 3.23m) double bedroom, window to front, multiple sockets.





### Rear Bedroom 3

11' 5" x 11' 4" (3.48m x 3.45m) a double bedroom, window to rear with distant countryside views, radiator, multiple sockets.



### Bathroom

Having a modern white suite including a panelled bath with shower over, radiator, w.c. single wash hand basin, airing cupboard, window to rear, vinyl flooring. Part tiled walls.



### EXTERNALLY

#### To the Front

The property is accessed from the adjoining county road via footpath access to front door.

Front garden laid to lawn and side footpath leading through to -



### To the rear

Patio area extending from the kitchen area. Rear garden laid to lawn with side potting shed. Side footpath leading around to extended rear garden area where there is also vehicular access and parking to the lower end of the property accessed from the communal parking area.



### TENURE

The property is of Freehold Tenure.

### MONEY LAUNDERING

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 advised that the property benefits from mains water, electricity and drainage. Oil fired central heating.

Council Tax Band - C (Carmarthenshire County Council).

## Directions

From Pencader village centre on the B4459 heading north take the right hand turning sign posted Gwyddgrug/ New Inn, opposite the war memorial. Continue along this road for approximately 1 mile until you reach the village of Gwyddgrug and its junction with the A485. Take the left hand turning into the village of Gwyddgrug. Continue through the village and on exiting the village you will notice Bro-Nantlais on the left hand side, turn into the estate and continue right to the end of the road and the property is the last on the left hand side as identified by the agents for sale board.



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

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