

*A highly appealing and sought after 3 bedroomed detached bungalow, being newly refurbished and well presented, low maintenance garden, ample parking and garage. Llanybydder, West Wales*



**Brynglas, Llanybydder, Carmarthenshire. SA40 9RN.**

**£295,000**

**REF: R/4918/LD**

- \*\*\* No onward chain \*\*\* A highly sought after detached bungalow \*\*\* Recently refurbished and exceptionally presented
- \*\*\* 3 bedroomed, 2 bathroomed accommodation \*\*\* Modern accommodation with high end fixtures and fittings \*\*\* Designer bathroom and kitchen \*\*\* New oil central heating system and boiler \*\*\* Electrics re-wired throughout \*\*\* New internal doors \*\*\* New outside door with digital entry \*\*\* Good Broadband connectivity
- \*\*\* Integral garage with electric up and over door \*\*\* Tarmacadamed wrap around driveway with ample parking and turning space \*\*\* Low maintenance grounds with a level lawned area and raised beds
- \*\*\* Suiting Family accommodation or for retirement purposes \*\*\* Edge of Village location - Close to the Village Primary School and within walking distance to all amenities \*\*\* Viewings highly recommended



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## LOCATION

Conveniently situated within walking distance of a good range of facilities within the Village of Llanybydder including Doctors Surgery, Primary School, Shops, Bakery, etc., 5 miles from the University Town of Lampeter, 17 miles from the County Town and Administrative Centre of Llanybydder giving access to the m4 Motorway and National Rail Networks.

## GENERAL DESCRIPTION

Brynglas is a highly sought after detached bungalow providing 3 bedrooomed, 2 bathroomed accommodation. The property has been refurbished to offer high standard of living. It enjoys a stylish and designer kitchen and bathroom suites along with oil fired central heating, double glazing and good Broadband connectivity.

Externally it enjoys a low maintenance garden with a lawned area and raised beds. A tarmacadamed driveway offers ample parking and turning space along with a useful integral garage.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

Accessed via a recess entrance porchway with double glazed door to the front, radiator.



## BEDROOM 2

14' 5" x 10' 2" (4.39m x 3.10m). With antique style pillared radiator, feature open fireplace.



### BEDROOM 2 (SECOND IMAGE)



## BEDROOM 3

14' 5" x 10' 5" (4.39m x 3.17m). With antique style pillared radiator.





## PRINCIPAL BEDROOM 1

13' 11" x 10' 4" (4.24m x 3.15m). With antique style pillared radiator.



## EN-SUITE TO BEDROOM 1

7' 5" x 4' 5" (2.26m x 1.35m). Being fully tiled with a walk-in shower, antique style low level flush w.c., wall mounted wash hand basin with mixer tap.



## BATHROOM

A stylish suite comprising of a double door vanity unit with ceramic sink and mixer tap, low level flush w.c., panelled bath with a shower head over and mixer tap, antique style pillared towel rail, part tiled walls and floor.



## BATHROOM (SECOND IMAGE)



## WALK-IN CUPBOARD



## LIVING ROOM

20' 3" x 17' 2" (6.17m x 5.23m). Being 'L' shaped, with laminate oak effect flooring, brick feature fireplace with electric fire inset (not tested), Bespoke wall feature with indent for T.V., patio doors opening onto the conservatory, space for dining area, antique style pillared radiator.



## LIVING ROOM (SECOND IMAGE)



## KITCHEN

14' 5" x 7' 10" (4.39m x 2.39m). A Sage Green Shaker style fitted kitchen with a range of wall and floor units with work surfaces over and central island, ceramic 1 1/2 sink and drainer unit with mixer tap, integrated dishwasher, eye level double oven, 4 ring hob with extractor hood over, tiled flooring.



## KITCHEN (SECOND IMAGE)





## KITCHEN (THIRD IMAGE)



## UTILITY ROOM

9' 5" x 6' 4" (2.87m x 1.93m). With fitted floor cupboards with work surfaces over, stainless steel sink and drainer unit, Grant oil fired central heating boiler, tiled flooring, antique style pillared radiator.



## CONSERVATORY

16' 4" x 6' 7" (4.98m x 2.01m). Of UPVC construction under a poly carbonate roof, tiled flooring, entrance door leading to the rear yard area.



## SIDE HALLWAY

With a newly fitted front entrance door with digital entry, rear UPVC door to the garden area.

## ADJOINING GARAGE

17' 4" x 12' 9" (5.28m x 3.89m). With electric roller shutter door, workshop space to the rear.



## GARAGE (SECOND IMAGE)



## EXTERNALLY

### GARDEN

The property enjoys a private edge of Village location. It sits within a low maintenance plot with a tarmacadamed driveway that leads onto the side and rear. To the front of the property lies a terraced lawned area. The rear garden also enjoys a well stocked mature shrub garden.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A most delightful property in a sought after locality. Ready to move into and suiting a range of Buyers.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

## COUNCIL TAX

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

## MONEY LAUNDERING REGULATIONS

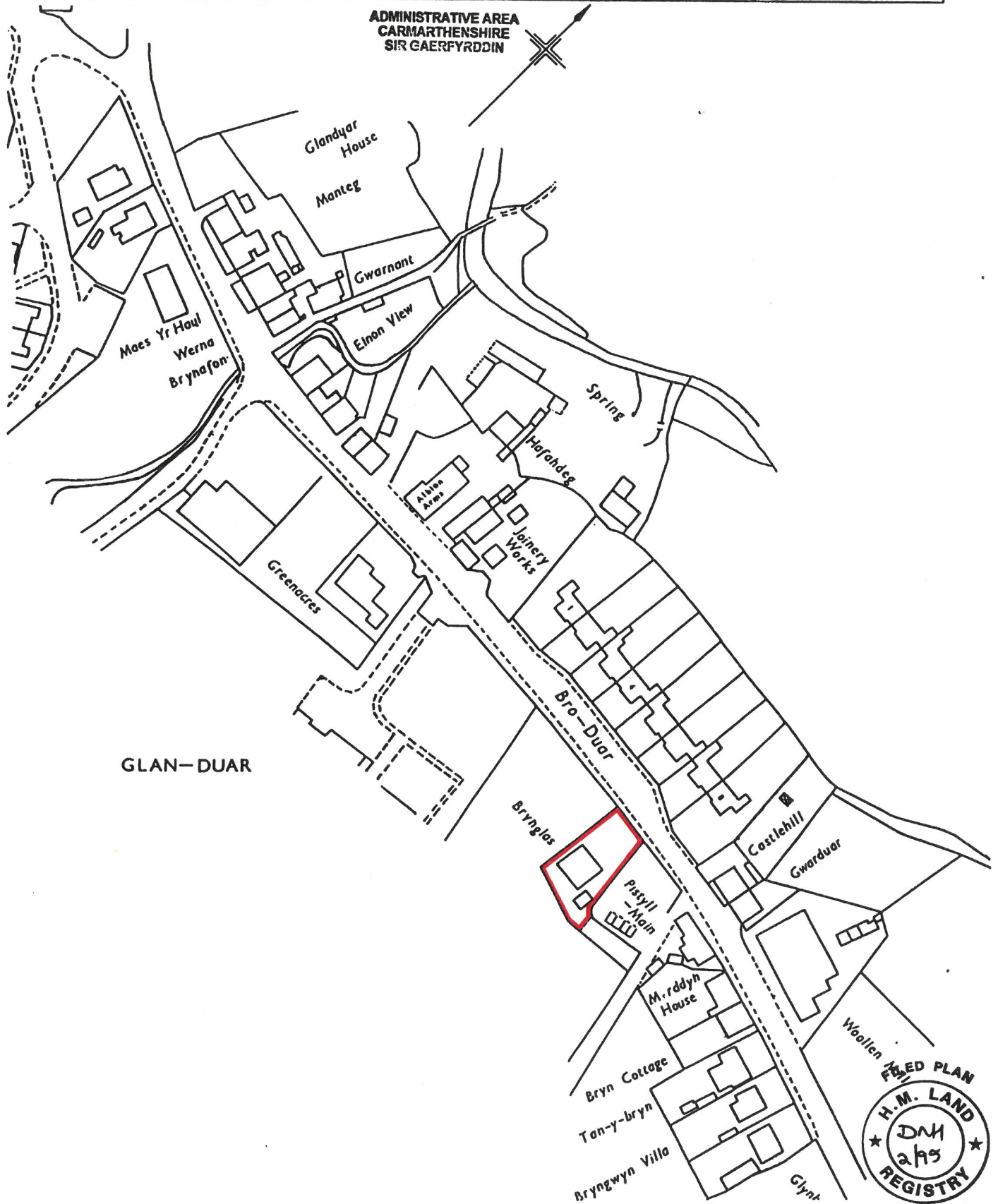
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle 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, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider. The property benefits from a new oil fired central heating system and boiler along with being re-wired.



LMT H.M. LAND REGISTRY		TITLE NUMBER <b>WA743274</b>	
ORDNANCE SURVEY PLAN REFERENCE	SN5243	SECTION B	Scale 1/1250 Enlarged from 1/2500
COUNTY <b>DYFED</b>	DISTRICT <b>CARMARTHEN</b>		© Crown Copyright 19



**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Double Glazing. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (52)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

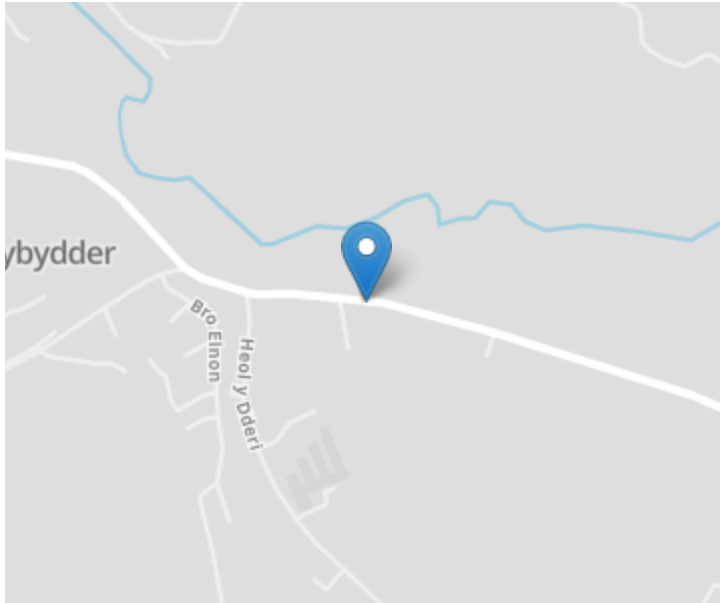
**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?**  
No

**The existence of any public or private right of way?** No





## Directions


From Lampeter take the A485 road to Llanysawel.  
Opposite Nisa Stores turn left onto the B4337 Llanysawel road. Continue up over the brow and at the bottom of the dip you will pass Highmead Dairies. Continue up the hill and the property can be found thereafter on your right 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

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