

Lovely Spacious Detached 4 Bedroom Family Home in Popular Quiet Village Location. Rural Views to Rear, Ample Parking & Integral Garage. 3 Reception Rooms and Main Bedroom En Suite. Quiet Cul De Sac Location. 10 Mins From Hospital.



5 Bro Helyg, Rhydargaeau, Carmarthen. SA32 7DT.

£325,000 Offers in Region of

R/4498/NT

***** MOTIVATED SELLERS ***** 10 Minutes From Carmarthen Town with Good access to the By pass linking to the Dual Carriageway & M4.

Family Home with spacious accommodation offering 3 reception rooms the main lounge with woodburner and patio doors to rear to enjoy the rural views from the rear of the property. Traditionally built to a good standard and lovingly maintained and improved over the years of ownership. Oil central heating and double glazing fitted since 2021, good sized kitchen and utility room, this property has it all. Good sized tarmac drive and parking area with lawned garden to front and rear. Situated in a quiet cul de sac just off a bus route on the A 484 between Carmarthen and Lampeter. **NO ONWARD CHAIN.**

Rhydargaeau is a quiet village with petrol station and shop on the edge and only 5 miles from Carmarthen Town. Travel north towards the Beautiful Ceredigion coastline.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk

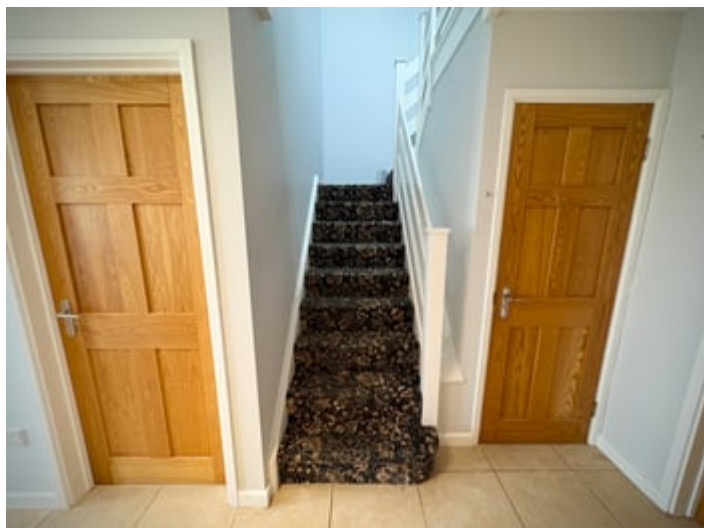


CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

Location

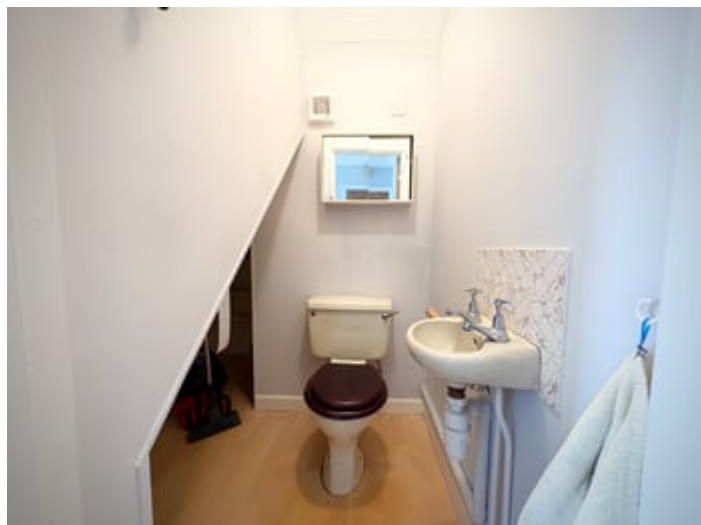
Rhydargaeau is a quiet village 5 miles north of the County and market Town of Carmarthen. Peniel village is just over a mile with popular junior school with garage and shop in between. Town offers excellent facilities with national and traditional retailers, junior and secondary schools, popular eateries, Council offices, Dyfed Powys police headquarters, West Wales General Hospital etc. To the north is the popular and beautiful Ceredigion coastline which is 25 miles approx.

Hallway



Tiled Floor, Staircase and floors to

Cloakroom



WC and wash hand basin

Study/ Play Room



2.7m x 2.5m (8' 10" x 8' 2")

Double glazed window to front. Radiator, TV & Telephone point, wood style flooring.

Dining/ Sitting Room



2.7m x 3.27m (8' 10" x 10' 9")

Double Glazed window to front and radiator.

Kitchen



3.7m x 3.9m (12' 2" x 12' 10")

Range of base units with worktops over and matching wall units. One and a half bowl astracast sink unit with single drainer.

Rangemaster cooking range with 2 x ovens and grill with 6 burner (LPGas) hob and stainless steel extractor fan and splashback over. Fitted dish washer. Double glazed window to rear, tiled floor, radiator and door to.

Utility



Base unit with worktop over and Tall cupboard. Stainless steel sink unit . Oil Boiler, rear door and window to rear. Door to garage.

Integral Garage

5.5m x 3.28m (18' 1" x 10' 9")

Up and over door, Loft access with pull down ladder to boarded loft area. Opaque double glazed window to side. Lights.

Lounge



4.2m x 5.2m (13' 9" x 17' 1")

French doors to rear with side glazed panels to enjoy the views. Woodburner to enjoy the cozy nights in front of the fire. Radiator and TV & Sky and telephone point.



Landing



Loft access, door to airing cupboard and doors to

Bedroom 1



4.6m x 3.8m (15' 1" x 12' 6")

Double glazed window to rear, TV Point and radiator.

En Suite



Shower unit, WC, wash hand basin and localised wall tiles.

Bedroom 2



3.9m x 3.3m (12' 10" x 10' 10")

Double glazed window to rear, radiator and TV point

Bedroom 3



2.5m x 3.7m (8' 2" x 12' 2")

Wood style flooring, double glazed window to front and radiator.

Bedroom 4



3.4m x 2.5m (11' 2" x 8' 2")

Double glazed window to front and radiator.

Bathroom



1.8m x 2.6m (5' 11" x 8' 6")

Paneled bath with mixer tap and shower head attachment. WC, pedestal wash hand basin, chrome towel radiator, opaque double glazed window to front, localised wall tiles and inset spotlights over.

Externally





Front tarmac drive and parking area with lawned garden. Side pedestrian access to rear patio area off the patio doors. Lawned garden with central oval patio area with lovely rural views to rear.

Services

We have been informed by the current vendor that the property benefits from Mains Water, Mains Electric, Mains Drainage and Oil

Tenure and Possession

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

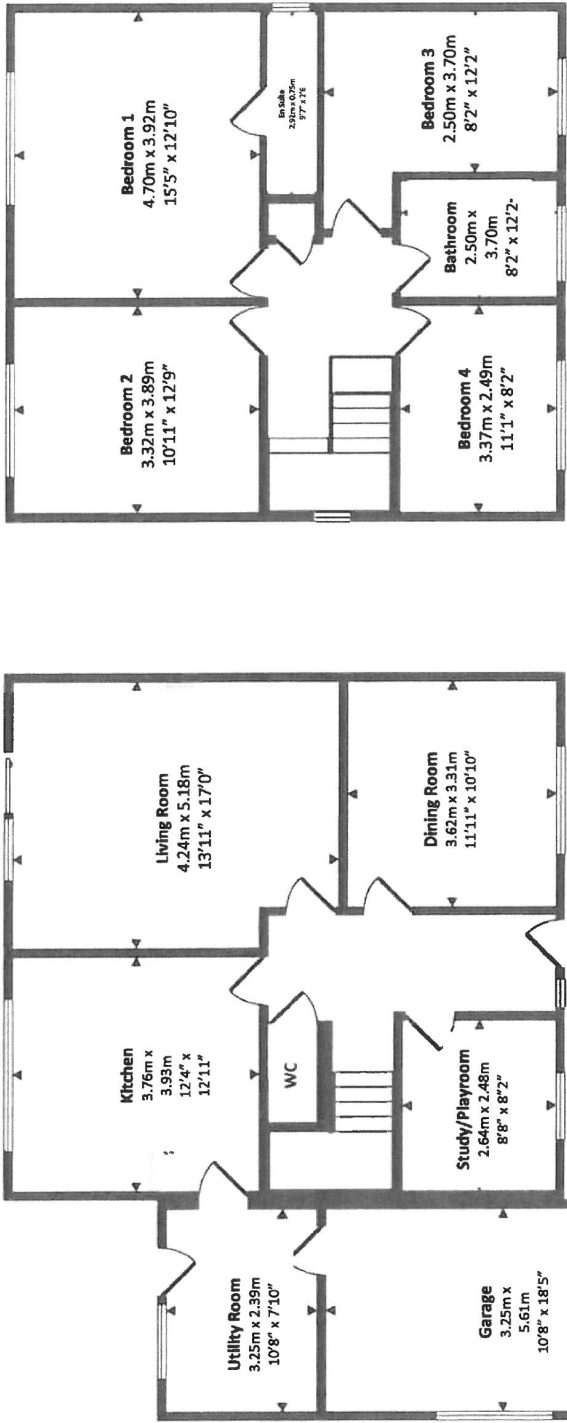
Council Tax

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: F.

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 License and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Approx Gross Internal Area
169 sq m / 1814 sq ft



Ground Floor
Approx 99 sq m / 1061 sq ft

First Floor
Approx 70 sq m / 754 sq ft

This floorplan is for illustrative purposes and is not to scale. Measurements of rooms, doors, windows and any items are approximate, and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items

MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G great data and voice

EPC Rating: C (70)

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

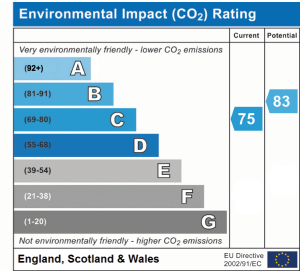
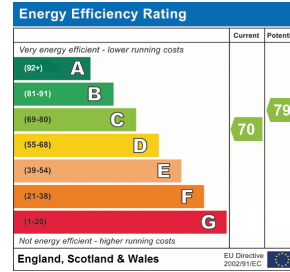
The existence of any public or private right of way? No



Directions

Directions : From Carmarthen take the A 484 north towards Lampeter. Travel through Peniel and onto Rhydargaeau village, travel through the first part and onto the second part and after the bus stop on the left turn right into Bro Helyg and after a short distance the property will be found on the right hand side.

Services : Mains water, electric and drains. Oil central heating system.



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

Carmarthen Office
11 Lammas St
Carmarthen
Carmarthenshire
SA31 3AD

T: 01267 493444

E: carmarthen@morgananddavies.co.uk

www.morgananddavies.co.uk



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