

*A deceptive and comfortable 4 bedroomed, 2 bathroomed semi detached dormer bungalow with ample parking and rear garden. Llanllwni, near Pencader, West Wales.*



15 Bryndulais Llanllwni, Pencader, Carmarthenshire. SA39 9DT.

£199,000

REF: R/4238/LD

\*\*\* No onward chain \*\*\* A deceptive and comfortable semi detached dormer style bungalow \*\*\* 4 bedroomed, 2 bathroomed accommodation \*\*\* Oil fired central heating and UPVC double glazing

\*\*\* Generous rear garden - With raised decking, lawned area and ornamental Fish pond \*\*\* Useful workshop and former fuel store \*\*\* Tarmacadamed driveway with ample parking

\*\*\* Suiting 1st Time Buyers or Family Occupiers \*\*\* Convenient centre of popular Village location - Near the Playing Fields \*\*\* Llanllwni is renowned for being the longest Village in Wales \*\*\* Residential cul-de-sac - On a regular bus route \*\*\* Carmarthen 14 miles and Lampeter 6 miles \*\*\* A short distance to the Cardigan Bay Coast \*\*\* Contact us today to view



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## LOCATION

The property is located in Bryndulais cul-de-sac in the Village of Llanllwni which offers a wide range of Village amenities including Junior School, Convenience Store, Builders Merchants, Public Houses and Places of Worship, just 2 miles from the Market Town of Llanbydder, 6 miles from the University Town of Lampeter and 14 miles North from the County Town of Carmarthen with a wide range of facilities, connection to National Rail Networks and the M4 Motorway.

## GENERAL DESCRIPTION

A deceptive and comfortable semi detached dormer style bungalow offering 4 bedrooomed, 2 bathrooomed accommodation.

Externally the property enjoys a large tarmacadamed driveway with a low maintenance garden area with raised decking, lawned and gravelled areas and an ornamental Fish pond.

It enjoys a fine Village position within a residential cul-de-sac and is on a regular bus route with good commuting distance to the larger Towns of Lampeter and Carmarthen.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALL

With UPVC front entrance door, radiator, staircase to the first floor accomodation with understairs storage cupboard.



## LIVING ROOM

14' 9" x 10' 8" (4.50m x 3.25m). With radiator, electric fire inset with pine surround, store cupboard.



## KITCHEN

22' 0" x 8' 9" (6.71m x 2.67m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, Range Master electric/gas cooker stove, plumbing and space for washing machine and dishwasher, tiled flooring, UPVC side entrance door, patio doors to the rear garden, radiator.



KITCHEN (SECOND IMAGE)



## GROUND FLOOR BEDROOM 1

12' 4" x 8' 6" (3.76m x 2.59m). With mirrored wall to wall wardrobes, radiator.



## GROUND FLOOR BEDROOM 2

11' 5" x 9' 8" (3.48m x 2.95m). With radiator, two built-in wardrobes.





## BATHROOM

A modern suite comprising of a panelled bath with Triton shower over, low level flush w.c., pedestal wash hand basin, chrome heated towel rail.



## FIRST FLOOR

### LANDING

With radiator, Velux roof window, large walk-in airing cupboard with radiator and shelving.



## BEDROOM 3

11' 2" x 7' 2" (3.40m x 2.18m). With Velux roof window, radiator, built-in wardrobes.



## SHOWER ROOM

With a corner shower cubicle, low level flush w.c., pedestal wash hand basin, radiator.



## BEDROOM 4

10' 9" x 9' 4" (3.28m x 2.84m). With radiator, undereaves storage and built-in wardrobes.



## EXTERNALLY

### LARGE WORKSHOP

15' 0" x 7' 2" (4.57m x 2.18m). Of block construction with electricity connected.



### FUEL STORE



## GARDEN

A particular feature of this property is its generous rear lawned garden with a wooded raised decking area that steps down onto a level lawned and gravelled garden with an ornamental Fish pond. A highly appealing property perfectly suiting Family Occupiers.



### GARDEN (SECOND IMAGE)





## PARKING AND DRIVEWAY

A tarmacadamed driveway to the front of the property with ample parking and side entrance path to the rear garden.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A deceptive Family home in a sought after locality.

## 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 - 'B'.

## MONEY LAUNDERING REGULATIONS

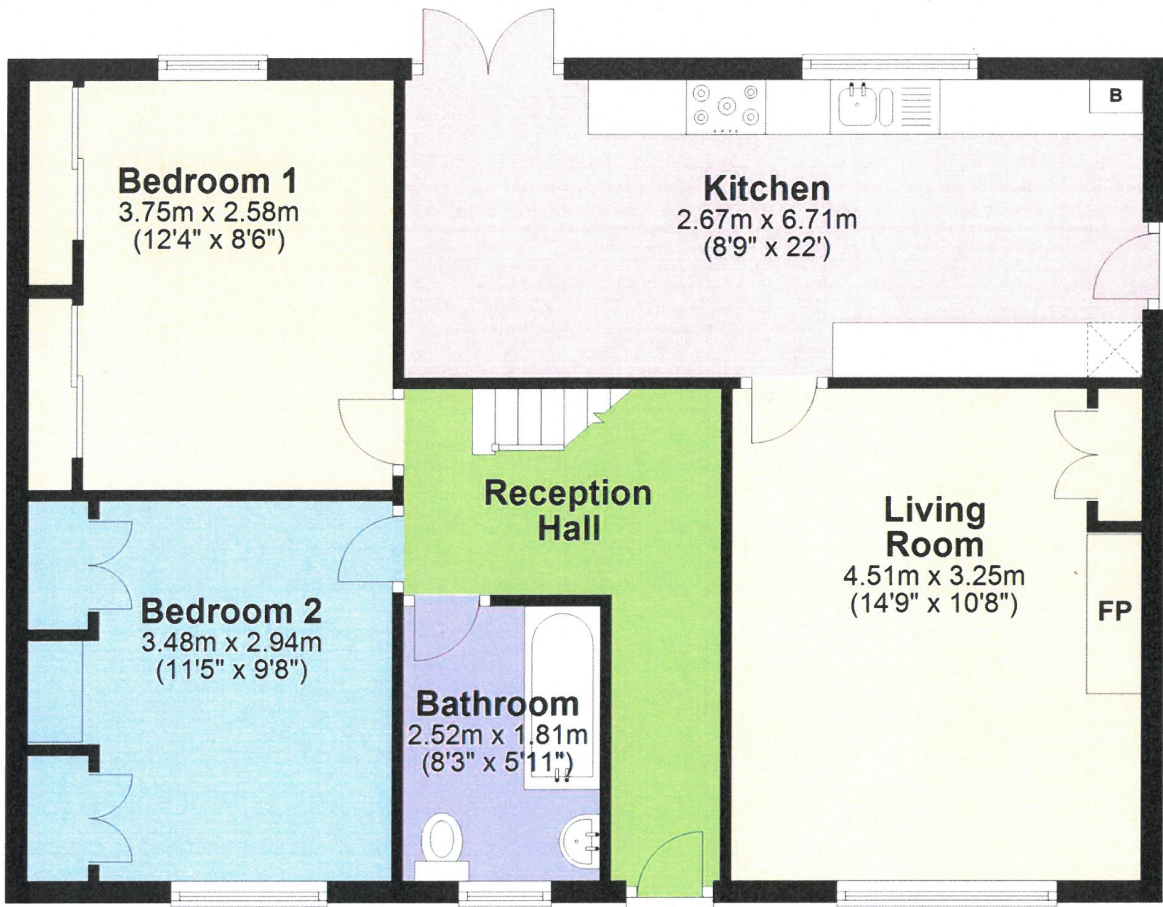
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

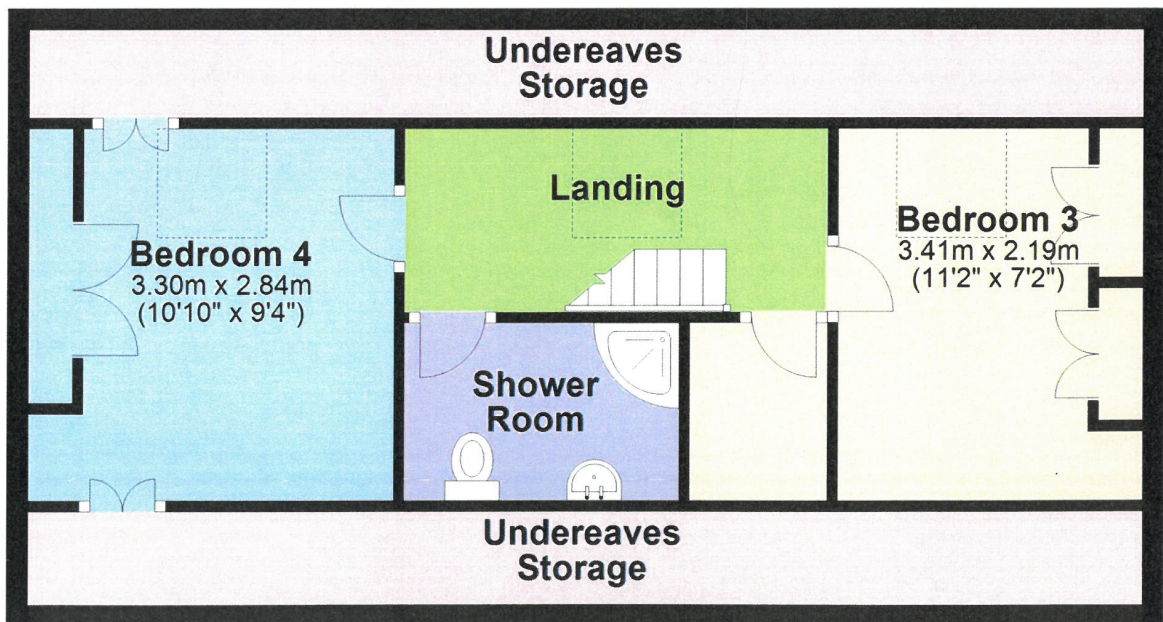
## Ground Floor

Approx. 74.3 sq. metres (799.9 sq. feet)



## First Floor

Approx. 53.8 sq. metres (579.2 sq. feet)



**Total area: approx. 128.1 sq. metres (1379.1 sq. feet)**

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.



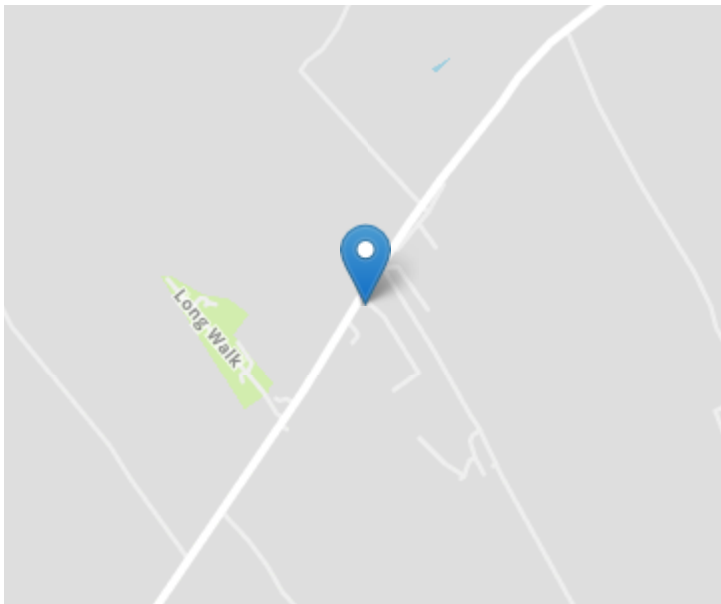
### Directions


From Lampeter take the A485 Carmarthen road. Continue for approximately 8.5 miles passing through the Village of Llanybydder until arriving at Llanllwni. Proceed through the Village of Llanllwni passing Belle View Restaurant and Public House on your right hand side. On passing the Chapel on your left hand side turn left into Bryndulais cul-de-sac. Continue up the cul-de-sac and the property will be located 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](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](http://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>		<b>71</b>
(55-68)	<b>D</b>	<b>56</b>	
(39-54)	<b>E</b>		
(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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