

Regulated by:



**RICS**



Since 1989

*A deceptive and comfortable 4 bedroomed detached bungalow. Saron, near Llandysul, West Wales*



**Delfan, Saron, Llandysul, Carmarthenshire. SA44 5DY.**

**REF: R/3100/LD**

**£250,000**

\*\*\* No onward chain \*\*\* Deceptive and comfortable detached bungalow \*\*\* 4 bedroomed accommodation with modern kitchen and bathroom \*\*\* Oil fired central heating, UPVC double glazing and Broadband available

\*\*\* Detached garage/workshop with central heating and office space \*\*\* Enclosed low maintenance level lawned garden and large patio \*\*\* Generous gravelled parking area for several vehicles

\*\*\* Popular Village location - Walking distance to all everyday amenities - With Public House, Petrol Station, Village Shop and Junior School \*\*\* Located between the Market Towns of Llandysul and Newcastle Emlyn - Within easy commuting distance to the larger Towns of Carmarthen, Swansea and the Cardigan Bay Coast

## LOCATION

Delfan is located in the rural Carmarthenshire settlement of Saron, conveniently positioned between the former Market Town of Llandysul and Newcastle Emlyn, along the River Teifi. The larger Conurbation of Carmarthen is a 30 minute drive offering a wide range of facilities, including Higher Education University, Glangwili General Hospital, National and Local Retailers, Cafes, Bars, Restaurants, an access to the M4 and National Rail Networks.

## GENERAL DESCRIPTION

Here we have a deceptive and comfortable 4 bedroomed detached bungalow offering modern accommodation with a stylish kitchen and bathroom. The property enjoys a generous plot with ample parking to the front and a level lawned garden and large patio to the rear. It benefits from a detached garage/workshop with office space and central heating. The property offers more particularly the following:-

## RECEPTION HALLWAY

With UPVC entrance door, oak staircase to the first floor accommodation, oak flooring, radiator, downlighters.



## BEDROOM 1

11' 8" x 11' 0" (3.56m x 3.35m). With oak laminate flooring, radiator.



## BEDROOM 2

12' 0" x 9' 3" (3.66m x 2.82m). With radiator, oak laminate flooring.



## LIVING ROOM

11' 9" x 11' 7" (3.58m x 3.53m). With oak laminate flooring, patio doors opening onto the garden area, radiator.



### LIVING ROOM (SECOND ANGLE)



### MODERN BATHROOM

A fully tiled suite with a panelled bath with Triton shower over, vanity unit with wash hand basin, low level flush w.c., chrome heated towel rail.



### KITCHEN

11' 8" x 10' 8" (3.56m x 3.25m). A stylish fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, Kenwood electric/gas stove, inglenook fireplace with an oak beam, ceramic tiled flooring, newly fitted column radiator, made to measure blinds.



### KITCHEN (SECOND IMAGE)



**BOOT ROOM**

8' 3" x 4' 5" (2.51m x 1.35m). With rear entrance door, radiator.

**FIRST FLOOR****LANDING**

With large walk-in airing cupboard with hot water cylinder.

**BEDROOM 3**

14' 4" x 9' 2" (4.37m x 2.79m). With Velux roof window, undereaves storage.

**BEDROOM 4**

14' 4" x 10' 2" (4.37m x 3.10m). With Velux roof window, undereaves storage, radiator.

**POSSIBLE EN-SUITE/WALK-IN WARDROBE**

8' 8" x 5' 0" (2.64m x 1.52m). With plumbing in-situ.

## EXTERNALLY

### GARAGE

15' 0" x 9' 2" (4.57m x 2.79m). With double door entrance to the front and a side entrance door, radiator.



### OFFICE SPACE BEHIND

4' 6" x 9' 3" (1.37m x 2.82m). With radiator.

### LARGE PATIO AREA

With external shower and hot and cold running tap and Belfast sink.



## GARDEN

An enclosed garden area to the rear with level lawned area and large patio. With low maintenance in mind.



## PARKING AND DRIVEWAY

A low walled garden to the front with ample parking area.

## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A deceptive spacious and well appointed detached bungalow in a popular Village location.

## 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 property - 'C'.

## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

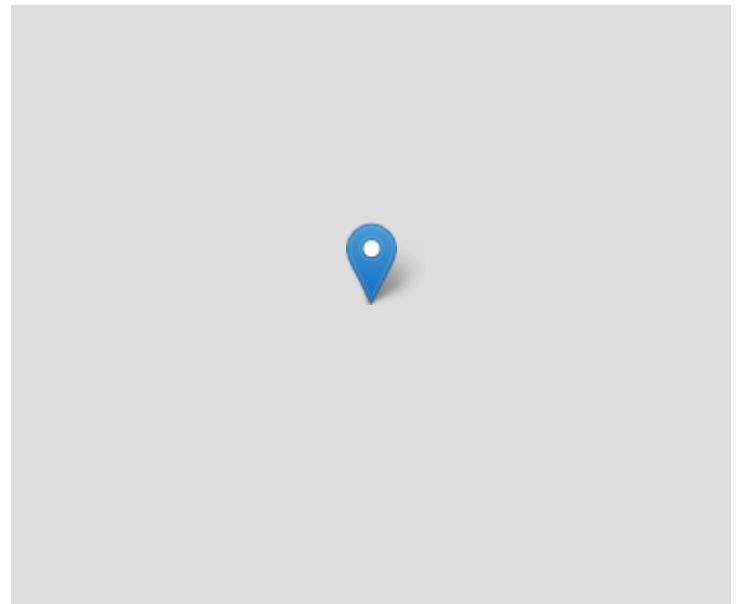
## Directions

The property is located off the A484 Llandysul to Cynwyl Elfed roadway which is best approached from Llandysul. Proceed through the Village of Pentrecwrt and up the hill. Proceed to the 'T' junction. Turn right and continue on this road for 0.5 of a mile, passing the Scanda Vale Hospice and the property will then 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'.

To keep up to date please visit our Website, Facebook and Instagram Pages



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	