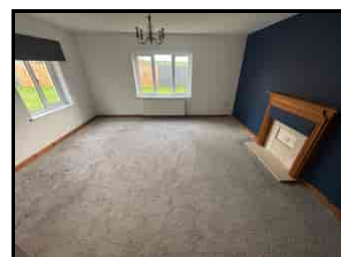


Popular Village location. A modern 3 bedroomed, 2 bathroomed detached bungalow with garage and private garden. Trelech, near Carmarthen, West Wales



Swn Y Nant, Trelech, Carmarthen, Carmarthenshire. SA33 6RT.

£265,000

REF: R/5014/LD

*** No onward chain - Priced to sell *** A modern detached country bungalow *** 3 bedrooms and 2 bathrooms with ample storage *** Well presented with a modern kitchen and bathroom *** Oil fired central heating, double glazing and good Broadband connectivity

*** Detached garage *** Tarmacadamed driveway *** Private fenced garden bordering open country fields

*** Popular Village location - Quiet rural setting *** Close to Newcastle Emlyn, Llandysul and Carmarthen *** Rural but not remote *** Contact us today to view



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

Located within the rural Village Community of Trelech which lies some 16 miles West from the County Town and Administrative Centre of Carmarthen and the link road to the M4 Motorway, 8 miles from the Village of St Clears which offers an excellent range of amenities, whilst also being a short drive to the Market Town of Newcastle Emlyn and the Town of Llandysul. The Village of Trelech is rural but not remote with great conveniences nearby.

GENERAL DESCRIPTION

A modern and nicely positioned detached bungalow offering spacious 3 bedroomed, 2 bathroomed accommodation. The property sits within the Village Community of Trelech and enjoys a large tarmacadamed driveway, a private garden and a detached garage. It benefits from oil fired central heating, double glazing and good Broadband connectivity.

The property perfectly suits Family or retirement living.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door with side glazed panel, radiator, laminate flooring.

LIVING ROOM

16' 4" x 15' 8" (4.98m x 4.78m). With double aspect windows, radiator, fitted cupboard.



BEDROOM 3

12' 5" x 7' 2" (3.78m x 2.18m). With radiator, large -built-in cupboard.



KITCHEN

27' 0" x 12' 3" (8.23m x 3.73m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker point and space, space for washing machine and dishwasher, radiator, UPVC rear entrance door, double aspect windows.

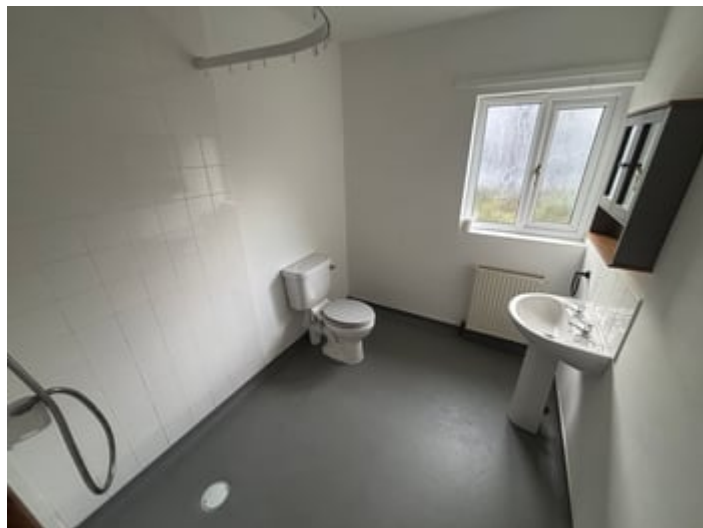


KITCHEN (SECOND IMAGE)



WET ROOM/SHOWER ROOM

8' 1" x 7' 6" (2.46m x 2.29m). With a walk-in wet room shower facility with a Mira shower, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



INNER HALLWAY

With two large linen cupboards.

BEDROOM 1

15' 7" x 11' 3" (4.75m x 3.43m). With two large built-in wardrobes, radiator.



BEDROOM 2

14' 7" x 11' 3" (4.45m x 3.43m). With radiator, two large walk-in wardrobes.



FAMILY BATHROOM

9' 5" x 8' 6" (2.87m x 2.59m). Having a modern 4 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, corner shower cubicle, radiator, extractor fan.



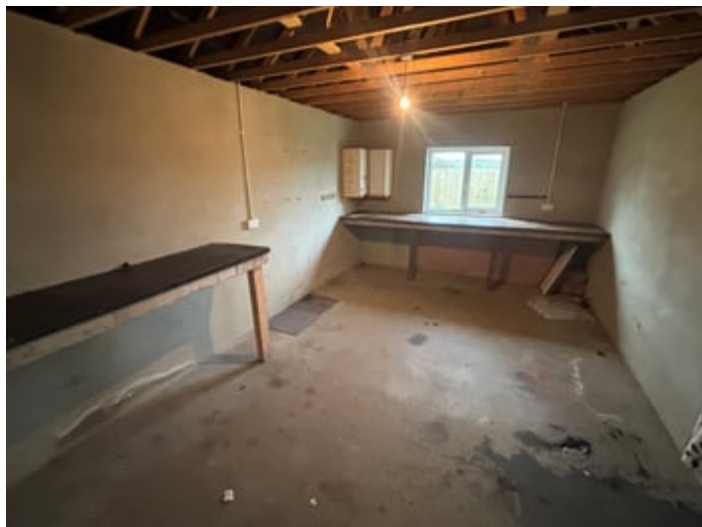
EXTERNALLY

DETACHED GARAGE

11' 5" x 18' 0" (3.48m x 5.49m). With an up and over door, side service door, electricity connected, fitted work benches.



GARAGE (SECOND IMAGE)



GARDEN

The property enjoys a private garden to the rear laid to lawn and having a high fenced boundary. It also benefits from gated access to either side of the property.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GREENHOUSE

8' 0" x 6' 0" (2.44m x 1.83m).

PARKING AND DRIVEWAY

With ample parking and turning space.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A nicely presented 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

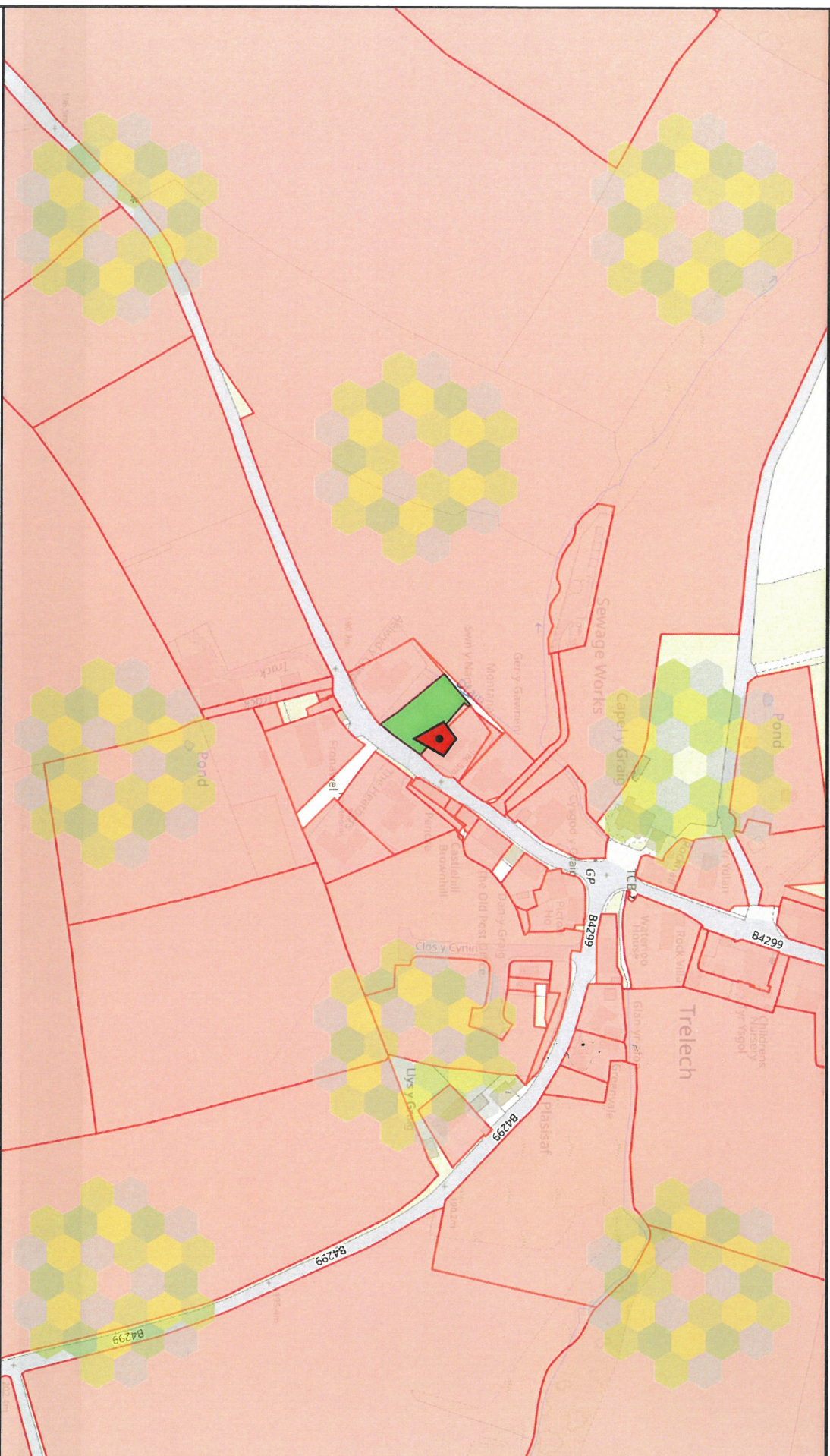
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'D'.

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.



0 10 20 30 40 50 60 70 80 100m

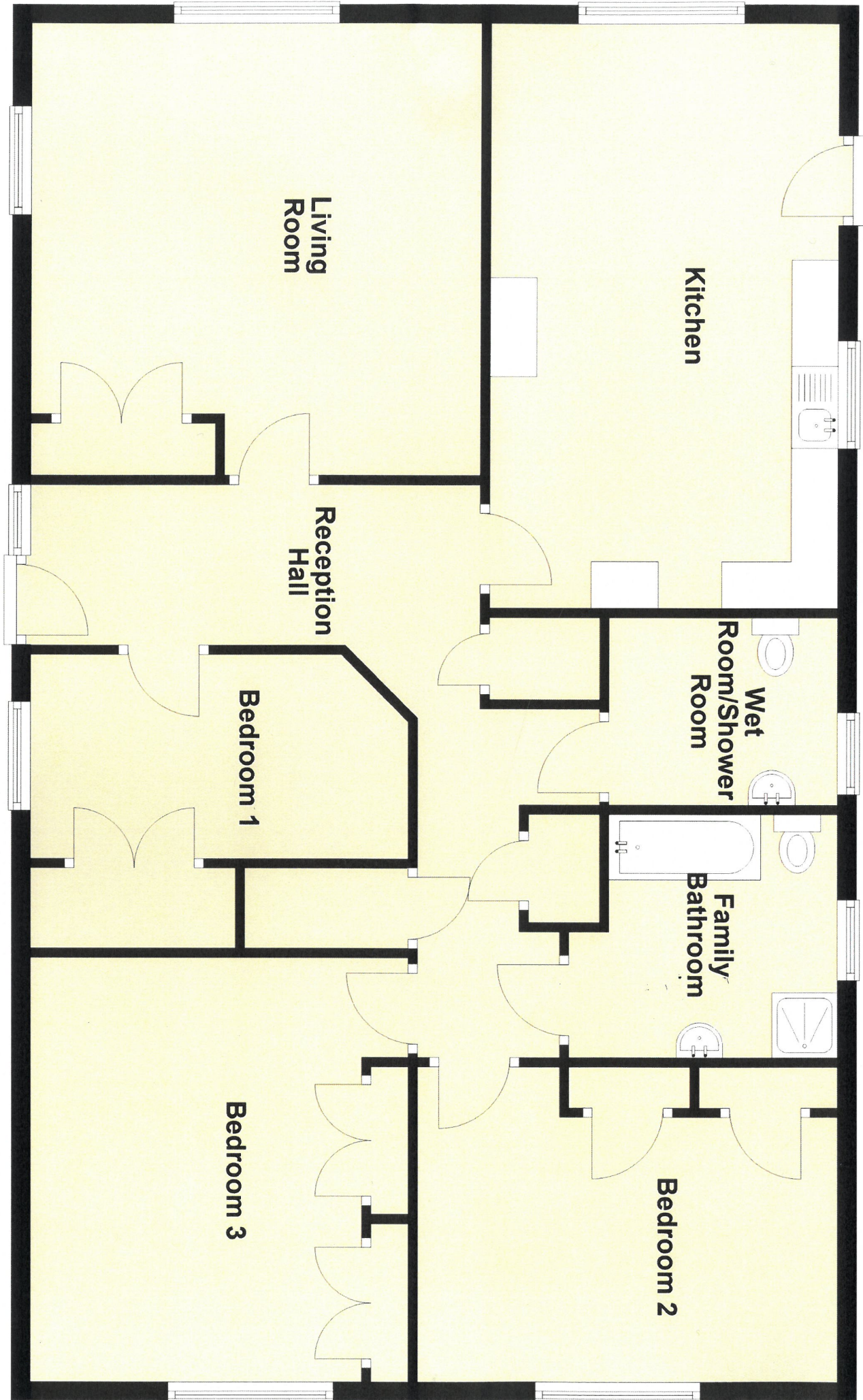
Map scale 1:2500

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Data last updated 10:00pm 23 OCTOBER, 2025

Floor Plan



Council Tax: Band D

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: D (63)

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

what3words will point you to where the properties lies on the map - improve.rudder.houseboat


From Carmarthen take the A40 and head towards Bancyfelin. Just before reaching Bancyfelin turn off on the B4298. Continue on this road for approximately 13 miles until you reach the Village of Trelech. In the centre of the Village of Trelech take the left hand turning and continue up the lane for approximately 200 yards. 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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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