

Elevated with views to fore. Spacious Bungalow with parking and integral garage, 3 good sized bedrooms, living room and open plan kitchen double glazing and oil central heating. Edge of rural village location 8 miles from Carmarthen.



Tal Yr Afon, Drefach Road, Meidrim, Carmarthen. SA33 5PA.

£300,000

R/5132/NT

Lovely well presented homely bungalow in the rural village of Meidrim. Double glazing and oil central heating the property offers good sized accommodation. Large parking area to front, integral garage, good sized garden with some rural views to fore. Viewing is recommended. Meidrim is a rural village some 8 miles from Carmarthen and 5 miles from St. Clears.



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Location

The village of Meidrim offers junior school, village green and public house. % miles from St. Clears with good day to day facilities. The county and market town of Carmarthen offers excellent shopping facilities with national and traditional retailers, Lyric Theatre and Cinema, Schools and University, Leisure facilities, county council offices, Dyfed Powys Police Headquarters and Egin /S4C television centre.

Hallway

Front door, radiator and door to Airing cupboard.

Lounge

5m x 4.57m (16' 5" x 15' 0")

Window to front. Open fireplace with dressed stone surround and wood mantle over. Radiator and door to



Kitchen / Dining Room

4.29m x 3.35m (14' 1" x 11' 0")

Range of base units with worktops over and matching wall units. Electric oven and 4 ring hob with extractor fan over. one and a half bowl sink unit with single drainer. Space for fridge. Tiled splashbacks. Tiled Floor. Double glazed window to rear and door to



Utility

2.90m x 1.52m (9' 6" x 5' 0")

Rear entrance door, door to garage. Space and plumbing for washing machine and dishwasher, space for tall freezer, under counter unit with worktop over, stainless steel sink unit and drainer, matching wall units, tiled flooring and radiator.



Bedroom 1

3.51m x 3.38m (11' 6" x 11' 1")

Double glazed window to front and radiator.



Bathroom

2.95m x 1.93m (9' 8" x 6' 4")

Obscure double glazed window to side, panel bath with shower over, low level W/C, wash hand basin, heated towel rail, localised wall tiles and tiled flooring.



Bedroom 2

4.01m x 2.29m (13' 2" x 7' 6")

Double glazed window to rear and radiator.



Bedroom 3

3.63m x 3.35m (11' 11" x 11' 0")

Double glazed window to rear and radiator.



Garage

4.98m x 3.05m (16' 4" x 10' 0")

Up and over door, power and lighting connected.
Worcester oil fired boiler, loft access and double glazed window to side.



Externally

To the front of the property is a driveway, providing ample parking which leads to the garage. There are areas of lawn and an enclosed rear garden, mainly lawn with a patio seating area all bounded by fencing and shrubs. Oil tank.



Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and oil central heating.

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: 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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Construction Type

Traditional

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

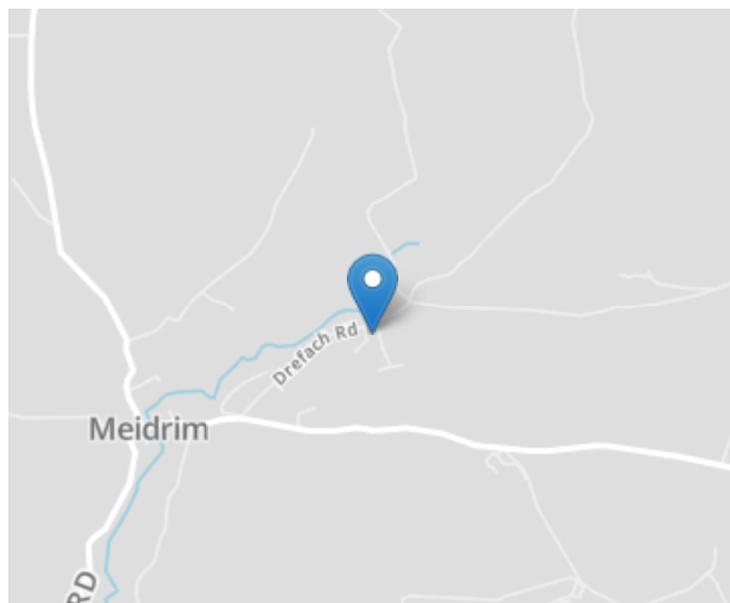
Any risk of coastal erosion? No

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



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

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