

*Lovely position. A large detached bungalow set in approximately 1 acre in the centre of a Village.  
Llansawel, West Wales*



Erwlas, Llansawel, Llandeilo, Carmarthenshire. SA19 7JS.

**£395,000**

**REF: A/5224/LD**

\*\*\* No onward chain \*\*\* A lovely centre of Village smallholding \*\*\* An extensive detached bungalow - 4 bedroomed, 2 bathroomed accommodation \*\*\* Generous living areas and home office \*\*\* Formerly being the Village Post Office  
\*\*\* Prominent position yet private \*\*\* Oil fired central heating and UPVC double glazing throughout.

\*\*\* Set within its own grounds of approximately 1 acre with paddock \*\*\* Useful stable block, workshop and garage  
\*\*\* Tarmacadamed driveway with ample parking areas \*\*\* Fine views to the rear over the Towy Valley

\*\*\* Popular and sought after rural Village location and Community \*\*\* Popular Village Community with two Public Houses and Village Hall \*\*\* A property worthy of early viewing \*\*\* A home as well as a smallholding \*\*\* Contact us today to view



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## LOCATION

Erwlas is located within the Village Community of Llansawel in North Carmarthenshire. Llansawel is located 8 miles South from the University Town of Lampeter and 10 miles from the Market Towns of Llandovery and Llandeilo, all with a variety of amenities such as Supermarkets, Primary and Secondary Education, and G.P. Surgery, and also within easy commuting distance to Carmarthen and the M4 Intersection at Crosshands.

## GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this sought after Village residence that offers extensive and spacious 4 bedroomed detached bungalow that benefits from oil fired central heating and UPVC double glazing throughout.

The property would offer itself nicely as a Family home with an attached garage and a useful workshop and stable block. It sits within its own grounds of approximately 1 acre and would suit Equestrian use, with the stable block, whilst also having separate access points.

To the rear are find views over the Towy Valley.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## SPACIOUS RECEPTION HALL

With glazed front entrance door with side glazed panels, radiator.



## LIVING ROOM

22' 5" x 15' 6" (6.83m x 4.72m). With patio doors through to the rear garden area, radiator, marble feature fireplace with electric fire, laminate flooring, T.V. point.



## LIVING ROOM (SECOND IMAGE)





## KITCHEN/DINER

22' 4" x 12' 0" (6.81m x 3.66m). A modern fitted kitchen with range of wall and floor units with laminate work surfaces over, ceramic 1 1/2 sink and drainer unit, plumbing and space for dishwasher, electric Belling Cooker Range, laminate flooring.



KITCHEN (SECOND IMAGE)



## DINING AREA

With radiator.



## OFFICE

Approximately 10' 0" x 9' 0" (3.05m x 2.74m). With separate entrance door, radiator. Formerly being the Village Post Office.

## UTILITY ROOM

11' 2" x 9' 0" (3.40m x 2.74m). With fitted units with a stainless steel sink and drainer unit, plumbing and space for automatic washing machine, rear entrance door, cloak cupboard.

## FRONT BEDROOM 1

14' 0" x 12' 7" (4.27m x 3.84m). With radiator, built-in cupboard.



## BEDROOM 2

12' 0" x 10' 9" (3.66m x 3.28m). With radiator, fitted book shelf.



## BATHROOM

Having a 4 piece suite comprising of a sunken bath, low level flush w.c., in-built shower unit, vanity unit with wash hand basin, Dimplex wall heater.



## REAR BEDROOM 3

14' 0" x 11' 7" (4.27m x 3.53m). With radiator, views over the rear paddock.



## EN-SUITE TO BEDROOM 3

A newly fitted suite comprising of a corner shower cubicle, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



## REAR BEDROOM 4

15' 7" x 9' 9" (4.75m x 2.97m). With radiator, views over the rear paddock.



## EXTERNALLY

### ATTACHED GARAGE

22' 9" x 13' 7" (6.93m x 4.14m). With electric up and over door, side service door, loft space over.

### BOILER ROOM

9' 5" x 9' 3" (2.87m x 2.82m). With a Worcester oil fired central heating boiler running all domestic systems within the property, fitted work bench.

### W.C.

With low level flush w.c.



## DETACHED WORKSHOP

22' 7" x 14' 5" (6.88m x 4.39m). With double doors opening onto the stable, side service door, fitted work bench, electricity connected.



## STABLES

Adjoining the workshop.



## STABLE 1

10' 0" x 8' 0" (3.05m x 2.44m).

## STABLE 2

9' 0" x 8' 0" (2.74m x 2.44m).

## STABLE 3

15' 0" x 10' 0" (4.57m x 3.05m).

## THE LAND

The land is located to both sides and rear of the property and extends to approximately 1 ACRE. The land enjoys a separate gated access point for ease of access and would perfectly suit those wanting to keep a smallholding or for those with gardening or horticulture in mind.



## THE LAND (SECOND IMAGE)



## THE LAND (THIRD IMAGE)



## THE LAND (FOURTH IMAGE)



## PATIO AREA

Directly to the rear of the property lies a terraced patio area with fine views over the surrounding Towy Valley.



## PARKING AND DRIVEWAY

A tarmacadamed driveway to the front of the property with ample parking.



## REAR OF PROPERTY



## AGENT'S COMMENTS

A sought after Village residence which could provide the perfect smallholding.

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

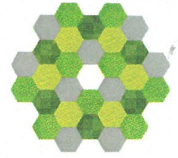
## Services

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

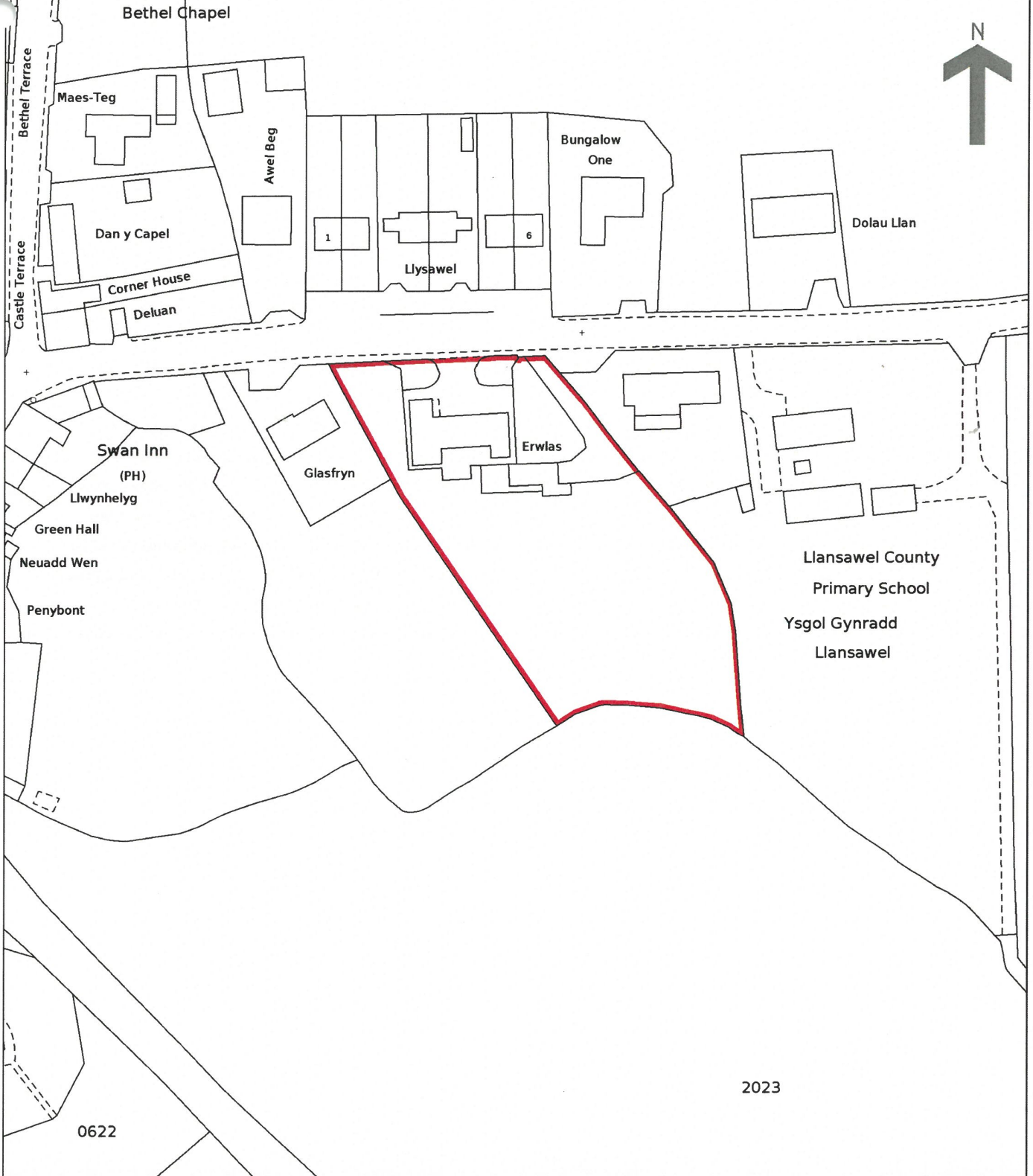


HM Land Registry  
Official copy of  
title plan

Title number **CYM259035**  
Ordnance Survey map reference **SN6236SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**



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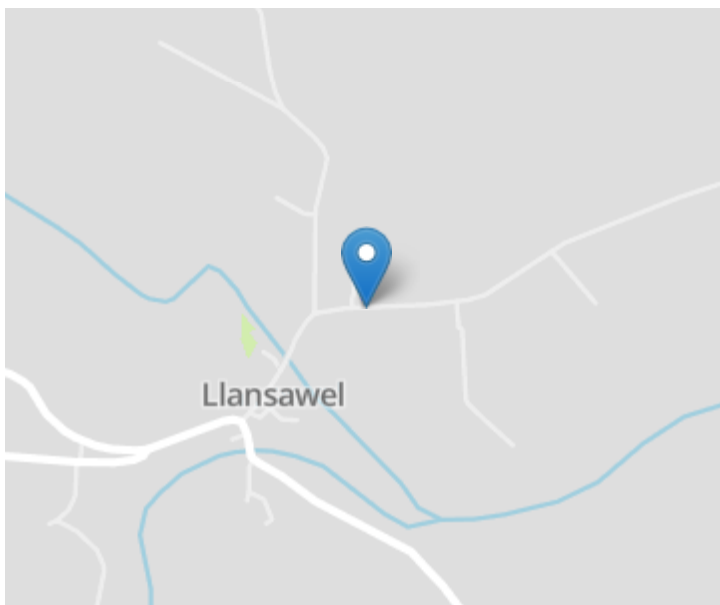
## Directions

The property is best approached by taking the A482 from Lampeter towards Llanwrda. Continue to the Village of Crugybar. Turn right off the A482 onto the B4302 Talley road. Once passing through Crugybar turn right signposted Llansawel on the crossroads. Proceed along the road for 2 miles. On reaching the Village of Llansawel the property will be located next to the former Primary School 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



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

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