

Superbly Presented Modern Home in the Sought After Village of Peniel Village. End of Cul de Sac with enclosed rear Garden & Large Tarmacadam Drive for Parking Area.



28 Cwrt Y Gloch, Peniel, Carmarthen. SA32 7HW.

£350,000

R/4358/NT

*** A superb presentation with light and roomy accommodation, the property has been lovingly looked after and has a lovely open plan kitchen/ dining area with patio doors opening to the rear enclosed garden and patio area.*** 2 Reception rooms and separate utility & toilet room with the upstairs offering master bedroom with en suite and also having a family bathroom.*** All being in excellent decorative order with internal viewing highly recommended. ***

Peniel offers popular junior school and is a mile from West Wales Glangwili General Hospital, and 2 miles from Carmarthen town centre.



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

Agents Comments

A lovingly looked after modern house offering light and roomy accommodation and in excellent decorative order throughout. Having double glazing and LPGas central heating, mostly wood style flooring and tiled floors. Good sized drive and parking area and enclosed garden area to rear. Viewing is highly recommended.

Location

Situated in the popular rural village of Peniel in an established development with an end of cul de sac location. The village offers popular junior school and places of worship. Garage and shop further along the A485. A mile from West Wales General Hospital and 2 miles to the centre of Carmarthen Town which offers national and traditional retailers, lovely and popular eateries, Lyric Theatre and cinema. Bus and rail stations. Junior and secondary schools and leisure centre. Continue north on the A485 and the popular destinations of New Quay, Llangranog and Aberaeron are within 30 miles with the beautiful Ceredigion coastline where great views of the coastline can be enjoyed and watching the dolphins from the cliff edges.

Sitting Room

2.7/ 3.6m x 5.48m (8' 10" x 18' 0")

Composite entrance door, staircase, under stairs recess, radiator and double glazed window to front. Wood style flooring.



Living Room

3.73m x 4.52m (12' 3" x 14' 10")

Wood style flooring, radiator and double glazed window to front.



Kitchen/ Dining Area

3.73m x 4.52m (12' 3" x 14' 10")

Range of off white finished modern base units with worktops over and matching wall units. Electric double oven, 4 ring hob with extractor fan over. Fitted dish washer, inset spotlights over. Window and patio doors to rear. Tiled floor and 2 radiators. Door to





Side Hallway

Entrance door, plumbing for washing machine, LPgas boiler 3 year old approx. Separate wc with wash hand basin, opaque double glazed window to side. Chrome towel radiator.

Landing

Loft access and doors to

Bedroom

2.56m x 5.23m (8' 5" x 17' 2")

Double glazed window to front. Wood style flooring and radiator.



En Suite

1.2m x 2.7m (3' 11" x 8' 10")

Shower cubicle, wc, vanity wash hand basin, chrome towel radiator, tiled floor and walls.



Bedroom

3.6m x 2.8m (11' 10" x 9' 2")

Double glazed window to rear. Wood style flooring and radiator.

Master Bedroom

2.45m x 4.5m (8' 0" x 14' 9")

Double glazed window to rear, wood style flooring, radiator and door to





Bedroom

2.46m x 3.40m (8' 1" x 11' 2")

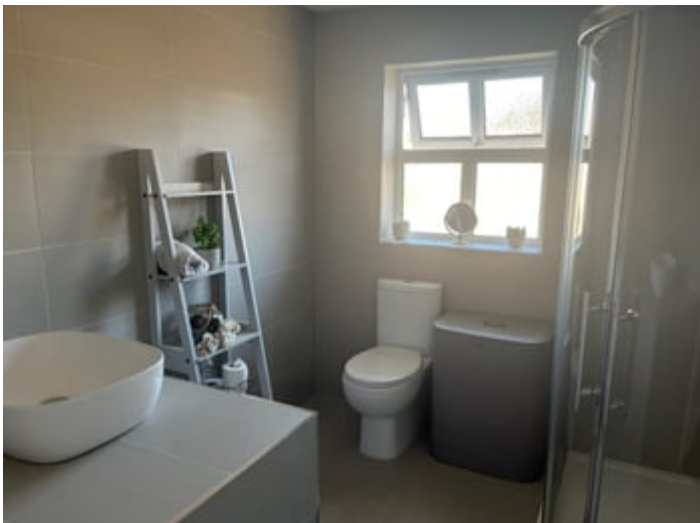
Double glazed window to front, radiator and wood style flooring.



Bathroom

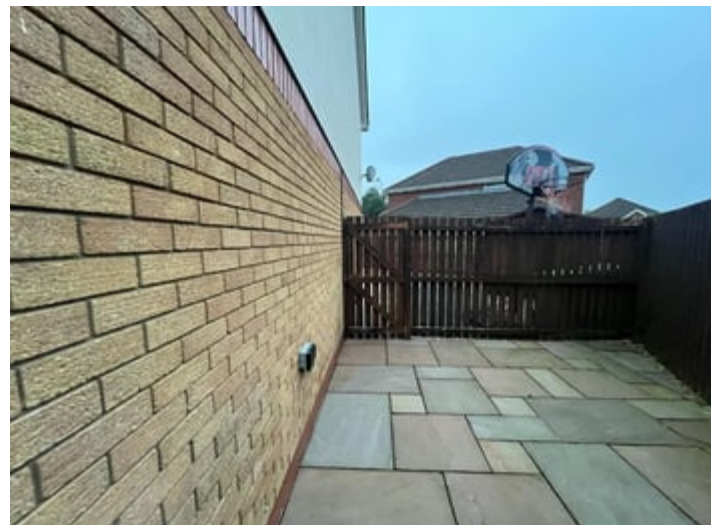
2.26m x 2.5m (7' 5" x 8' 2")

Double glazed window to front, Wash hand basin, wc, shower cubicle, chrome towel radiator, opaque double glazed window to front, tiled floor and walls.



Externally

Tarmacadam drive and parking area to front, some low maintenance golden pea borders with side pedestrian access leading to the rear enclosed level garden and patio area. A lovely sun trap late afternoon and evening.





Tenure and Services

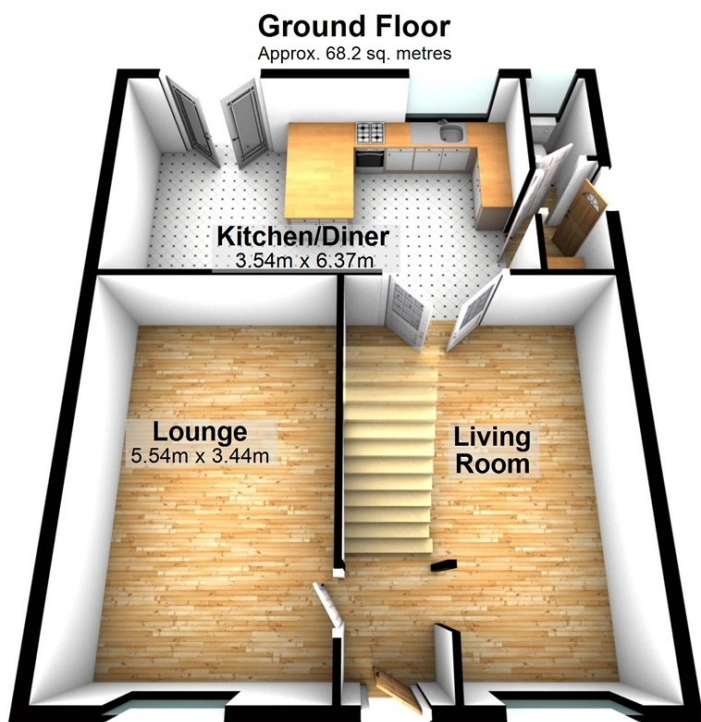
The property is freehold. Mains water, electric and drains. LPGas supplies most of the development and this runs the boiler and central heating system .

Council Tax Band

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - 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/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required



Total area: approx. 135.4 sq. metres

This plan is for illustrative purposes only. Sizes and dimensions are approximate, actual may vary.
Plan produced using PlanUp.

Directions


Directions :

From Carmarthen take the A 485 North towards Peniel/Lampeter. In the village turn second right into Pantyfedwen. Carry on and turn first right into Cwrt Y Gloch, at the end turn right and the property will be found on the left hand side.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@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 Page.

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-----------|---|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | 75 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC  |

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

Carmarthen Office
11 Lammas St
Carmarthen
Carmarthenshire
SA31 3AD

T: 01267 493444

E: carmarthen@morgananddavies.co.uk
www.morgananddavies.co.uk



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