

A 3 bed roomed detached bungalow set in an attractive semi rural setting with a generous and well stocked garden. Maesycrugiau, near Llanllwni, West Wales



Westfield, Maesycrugiau, Pencader, Carmarthenshire. SA39 9DH.

£270,000

REF: R/5150/LD

*** No onward chain *** A 3 bed roomed detached bungalow offering well proportioned accommodation *** Light and spacious living areas *** Attractive semi rural setting - Outskirts of a popular Village *** LPG fired central heating, UPVC double glazing and good Broadband connectivity

*** Large mature and well stocked garden with a variety of established shrubs and planting *** Generous outdoor space ideal for gardening enthusiasts or for those seeking privacy *** Gated tarmacadamed driveway providing ample off road parking *** Outbuildings consisting of workshop, garden store and poly tunnel *** Large patio area with pergola and an ornamental Fish pond

*** Pleasant semi rural location *** Conveniently positioned and close to the Market Towns of Carmarthen, Llandysul and Lampeter *** Nestled within the beautiful and picturesque Teifi Valley *** A great opportunity not to be missed



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LOCATION

Maesyrcrugiau is a beautifully situated scattered Hamlet in the heart of the Teifi Valley in its middle reaches, 4 miles from the Market Town of Llandysul, 0.5 of a mile from the Village of Llanllwni with usual Village facilities, 16 miles North from the County Town and Administrative Centre of Carmarthen and 9 miles South from the University Town of Lampeter.

GENERAL DESCRIPTION

A 3 bedroomed detached bungalow set in an attractive semi rural location within Maesyrcrugiau/Llanllwni offering well proportioned and versatile accommodation ideally suiting a range of Purchasers.

The property benefits from light and spacious living areas providing comfortable day to day living together with excellent potential for personalisation.

Externally the bungalow is complimented by a large mature and well stocked garden featuring a variety of established shrubs and planting creating privacy and a pleasant outdoor environment ideal for gardening enthusiasts or for those simply seeking space and tranquillity. It also benefits from a patio area, pergola and an ornamental Fish pond.

A gated tarmacadamed driveway provides ample off road parking adding further practicality to this appealing home enjoying a peaceful countryside feel whilst being conveniently positioned for access to the surrounding Villages and road links.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door, radiator, built-in storage cupboards.



LIVING ROOM

14' 6" x 13' 5" (4.42m x 4.09m). With double aspect windows, radiator, open fireplace housing a Portway multi fuel stove on a tiled hearth with a slate mantle. Opening onto the Dining Room.



DINING ROOM

8' 9" x 7' 5" (2.67m x 2.26m). With radiator, laminate flooring, patio doors opening onto the pergola/patio area.



KITCHEN

13' 0" x 7' 5" (3.96m x 2.26m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, eye level oven and grill, 4 ring LPG hob with extractor fan over, plumbing and space for under counter fridge and freezer.



BOOT ROOM/CONSERVATORY

9' 2" x 4' 4" (2.79m x 1.32m). Of UPVC construction, plumbing and space for automatic washing machine.



INNER HALLWAY

With access to the loft space, boiler cupboard housing the Vaillant LPG boiler.

BATHROOM

A modern suite comprising of a walk-in shower cubicle, low level flush w.c., double door vanity unit with wash hand basin, heated towel rail, extractor fan.



FRONT BEDROOM 1

11' 3" x 10' 2" (3.43m x 3.10m). With built-in wardrobes, radiator.



FRONT BEDROOM 3

10' 2" x 7' 5" (3.10m x 2.26m). With radiator.



REAR BEDROOM 2

9' 3" x 8' 8" (2.82m x 2.64m). With radiator, delightful views over the rear garden.



EXTERNALLY

USEFUL OUTHOUSES

Comprising of:-

STORE SHED

19' 0" x 8' 0" (5.79m x 2.44m).

WORKSHOP

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

POLY TUNNEL

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

GARDEN

A particular feature of this delightful property is its generous plot with a front and rear lawned garden area that provides an excellent range of mature shrubs and trees. It offers privacy and tranquillity and is a great outdoor space, be this for Families or for retirement living.

To the rear of the property also lies a patio area with a pergola and an ornamental stone built Fish pond.

The garden backs onto open country fields and enjoys a fine semi rural location.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



GARDEN (FIFTH IMAGE)



ORNAMENTAL FISH POND



FRONT GARDEN



PARKING AND DRIVEWAY

A gated tarmacadamed driveway to the front of the property with ample parking and turning space.



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A sought after and delightful country bungalow in a fine semi rural 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, private drainage to septic tank, LPG fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

H.M. LAND REGISTRY

TITLE NUMBER

WA 918454

ORDNANCE SURVEY
PLAN REFERENCE

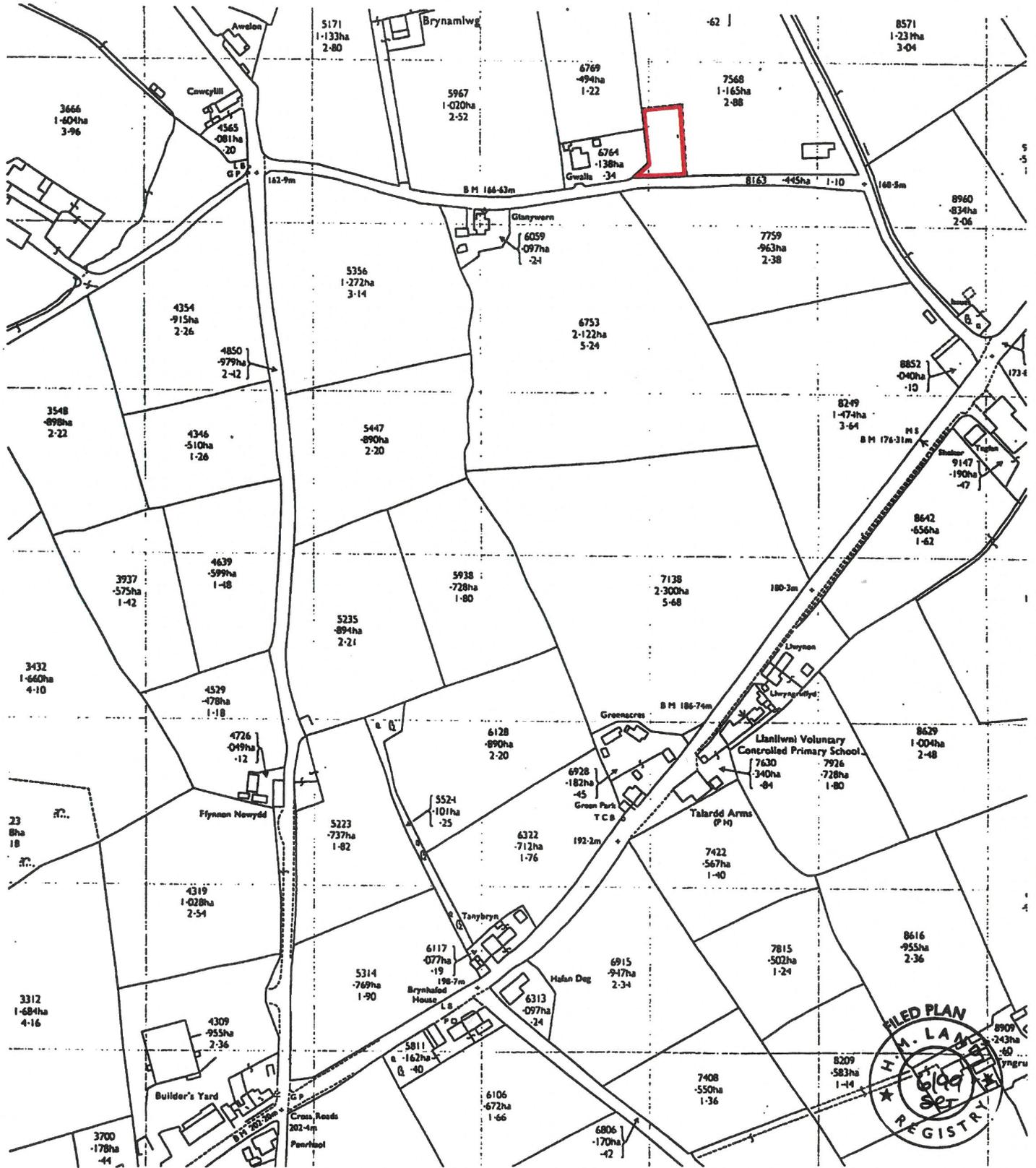
SN 4839

Scale
1/2500

ADMINISTRATIVE AREA

CARMARTHENSHIRE/SIR GAERFYRDDIN

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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Council Tax: Band D

N/A

Parking Types: Driveway. Gated. Private.

Heating Sources: Double Glazing. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: F (24)

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

From Lampeter take the A485 road to Carmarthen proceeding through Llanybydder. On reaching the Village of Llanllwni turn right by Celtic Classics Car Garage. Proceed along this lane for 500 yards. The property will be seen 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'.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		45
(21-38) F	24	
(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 :

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