

**** NO ONWARD CHAIN **** *Lovely character cottage style property with exposed beams, striped pine doors and low maintenance patio garden area. Situated Within the Community & Village of Cynwyl Elfed.*



Craiglas, Cynwyl Elfed, Carmarthen. SA33 6TL.

£170,000

R/4896/NT

Lovely family home suitable for the first time purchaser or second step. Spacious character cottage style property with beams, pine doors, patio garden and sun room to rear. The property has double glazing, oil central heating and 2 reception rooms. Situated in the centre of the village within walking distance of junior school, public house and shop/ post office.



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Location

Cynwyl Elfed is a lovely rural community with good day to day facilities which include shop/post office, village pub, chapel and junior school. The county town of Carmarthen is 7 miles with National and Traditional retailers, schools, University, leisure centre, Lyric Theatre and cinema, Hospital, Dyfed Powys Police Headquarters and county council offices. To the North is the beautiful Ceredigion Coastline including New Quay (25 Miles), Mwnt, Gwbert and Aberaeron where you can enjoy watching the dolphins swim and have some nice fish and chips.

Hallway

Entrance doorway. Radiator and door to.

Living Room

3.23m x 4.45m (10' 7" x 14' 7")

Beamed ceiling. Double glazed Window to front. Radiator and feature fireplace brick surround and wood mantle.



Sitting Room

2m x 4.5m (6' 7" x 14' 9")

Beamed ceiling, double glazed window to front, radiator, feature fireplace with cast surround & slate hearth. Wall lights.



Kitchen / Breakfast Room

4.35m x 3.09m (14' 3" x 10' 2")

Range of base units with worktops over and matching wall dresser display unit. White Bun handles to doors and drawers. Sink unit with single drainer with mixer tap attachment. Electric oven and grill, 4 ring bottle gas hob, Plumbing and space for slimline dishwasher. Oil boiler running the hot water and central heating system. Understairs store cupboard. Radiator. Double glazed window to rear. Tiled floor. Walk in Pantry with plumbing for

washing machine. Door to



Sun Room

2.7m x 2.2m (8' 10" x 7' 3")

Patio Doors with side glazed panels to rear and radiator.



Landing

Window to rear, loft access and doors to

Bedroom 1

3m x 4.4m Max. (9' 10" x 14' 5")

Double glazed window to front and radiator.



Bedroom 2

2.86m x 4.4m Max (9' 5" x 14' 5")

Fitted wardrobe with 3 doors and recess shelves to side. Double glazed window to front. Radiator. Part exposed A frame.



Bedroom 3

2.7m x 3m (8' 10" x 9' 10")

Double glazed window to rear. Radiator.



Bathroom

2.37m x 2.1m (7' 9" x 6' 11")

Opaque double glazed window to rear. WC, panelled bath with shower and side screen over. Cupboard and radiator, pedestal wash hand basin. Radiator & wall tiles.



Externally

Rear low maintenance patio garden mostly decked and quarry tiles. Gate through to store shed also to the rear is a right of way for neighbours to travel through on foot.



Services

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

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: C.

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 C

N/A

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (53)

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

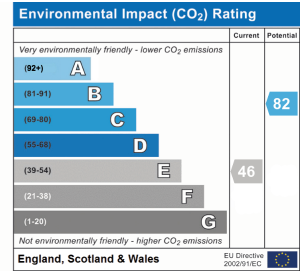
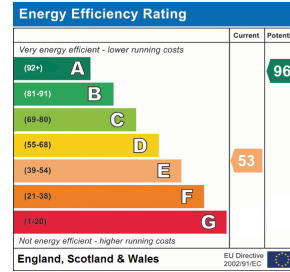
Construction Type

Traditional



Directions

From Carmarthen take the A 484 north signposted Bronwydd. Travel along Bronwydd Road and through Browydd, Cwmdwyfran and Pentremorgan. Enter the village of Conwyl Elfed. Over the bridge around the left bend and the property will be found on the left opposite the shop.



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

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