

Lovely Family Home in a Popular Location Close to Carmarthen Town. Integral Garage, Low Maintenance Garden & Views to Fore. Traditional Build, Leaded Double Glazing. Viewing Recommended.



54 Penymorfa, Llangunnor, Carmarthen. SA31 2NP.

£325,000

R/4925/NT

Traditionally built family home on the edge of Carmarthen Town in the popular area of Llangunnor. Well presented with double bedrooms and master bedroom with en suite bathroom the property has leaded windows, gas central heating, well decorated and presented offering light and roomy accommodation, integral garage, parking and well managed gardens. The property is located at the end of a quiet cul de sac with an elevated position with views to fore of Carmarthen Town.



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Location

Situated in the Village of Llangunnor which offers shop, school and easy access to A48 dual carriageway. Close to town centre which offers excellent facilities with national and traditional retailers. County council offices, Dyfed Powys Police Headquarters, Lyric Theatre and cinema, lovely eateries, University and Glangwili Hospital is nearby. Bus and mainline train station to London Paddington.

Hallway

Staircase, Radiator, Dado Rail and doors to

Living Room

5.2m x 4.3m (17' 1" x 14' 1")

Double glazed window to front. Radiator. Electric flame effect fire with feature surround. Double doors to



Dining Room

3.7m x 3.4m (12' 2" x 11' 2")

French doors to rear. Radiator and door to.



Kitchen

3.4m x 3.89m (11' 2" x 12' 9")

Range of base units with work tops over and matching wall units. One and a half bowl sink unit with single drainer. Electric oven and grill with 4 ring gas hob. Fitted dish washer and fridge. Understairs store cupboard. Double glazed window to rear. Tiled floor and radiator. Door to



Utility

3.04m x 2.04m (10' 0" x 6' 8")

Base unit with stainless steel sink unit and single drainer. Plumbing for washing machine. Radiator. Double glazed window and door to rear.



Cloakroom

WC and wash hand basin. Tiled floor and opaque double glazed window to side.

Landing

Loft access, store cupboard with radiator and doors to

Bedroom

3.4m x 2.76m Max. (11' 2" x 9' 1")

Double glazed window to front with views. Radiator.



Bedroom

3.9m x 3.78m (12' 10" x 12' 5")

Double aspect to front and side. Radiator.



Bedroom

3.62m x 3.93m (11' 11" x 12' 11")

Fitted wardrobes and bedside cabinets and matching chest of drawers. Double glazed window to rear and radiator.



En Suite

1.14m x 2.2m (3' 9" x 7' 3")

Shower cubicle. WC. Opaque double glazed window to rear. WC, pedestal wash hand basin. Tiled walls and radiator.



Garage

3m x 5.27m (9' 10" x 17' 3")

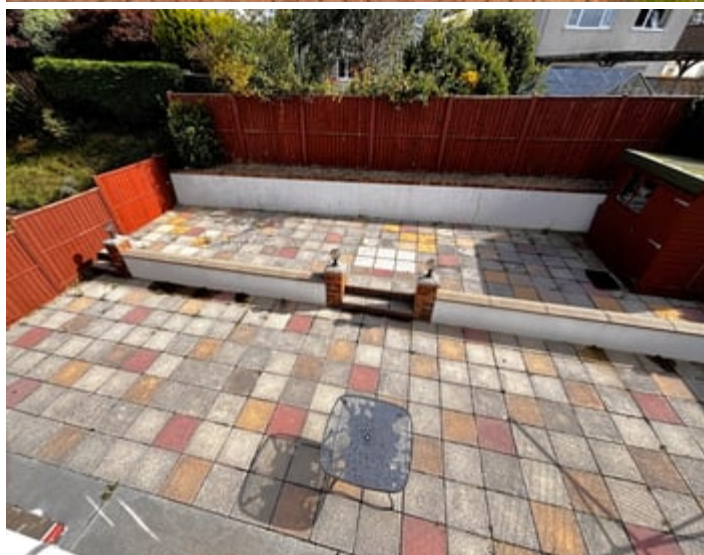
Up and over door, Gas boiler which runs the central heating and hot water system. Loft access



Externally

Front block paved drive for parking and turning, front lawned garden and side pedestrian access to large rear low maintenance terraced patio area.





Services

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

Tenure

The property we are informed is Freehold. Vacant possession on completion.

Council Tax

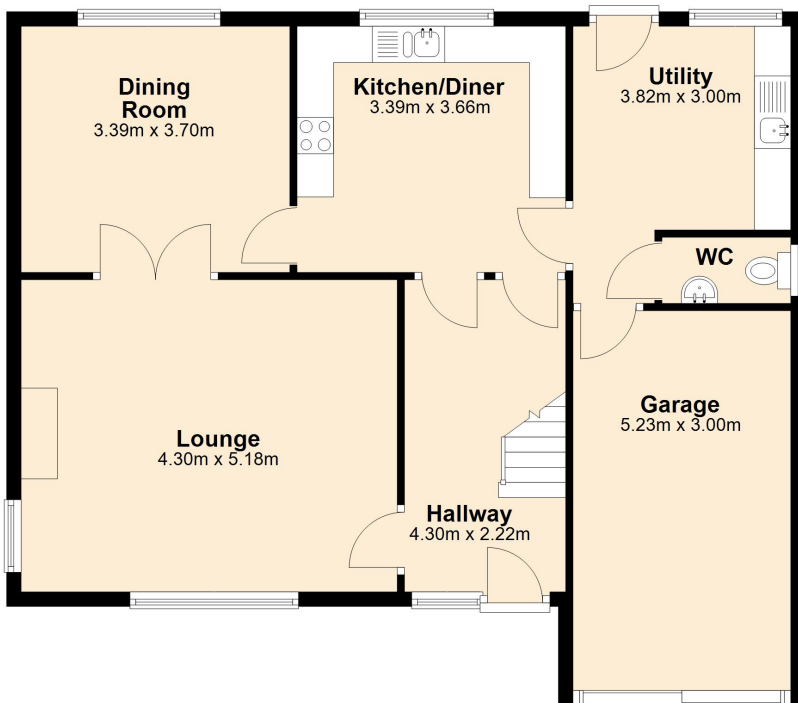
The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: E.

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.

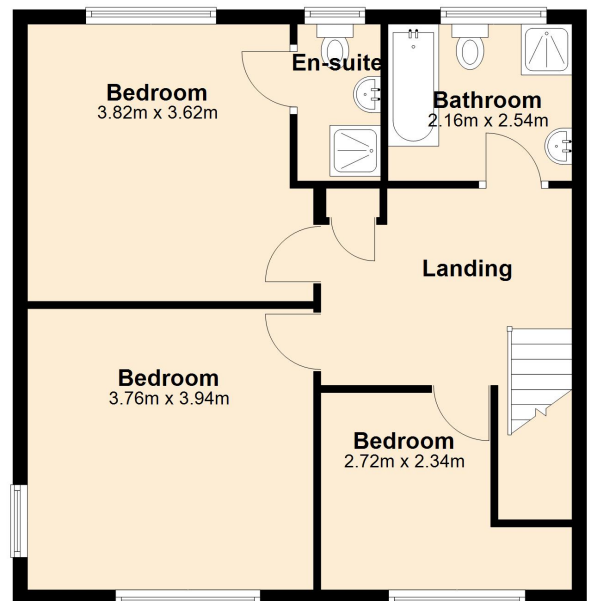
Ground Floor

Approx. 86.5 sq. metres



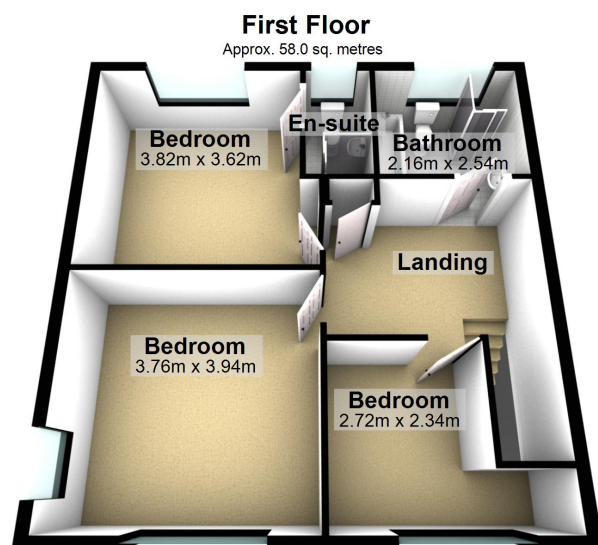
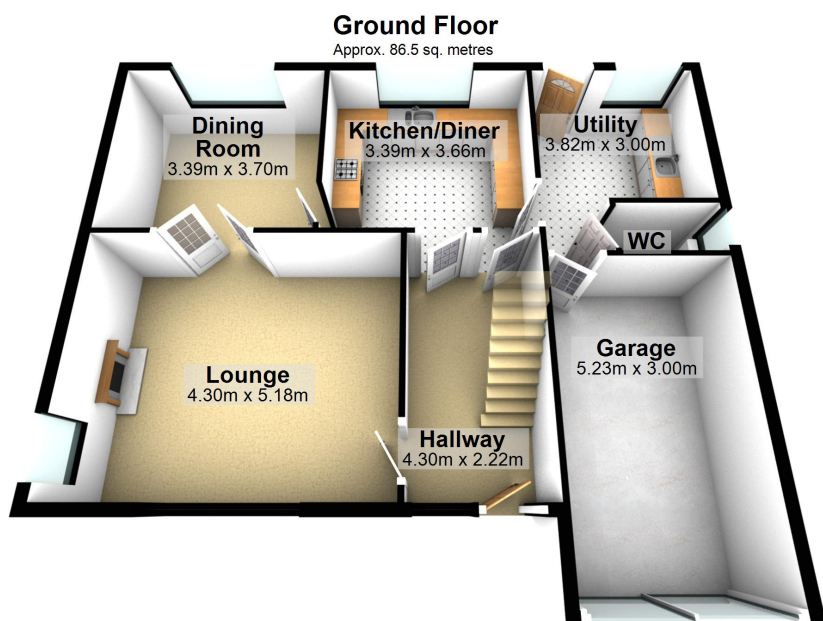
First Floor

Approx. 58.0 sq. metres



Total area: approx. 144.5 sq. metres

The measurements and dimensions are approximate and for illustrative purposes only. They are visual aids to help the buyer gain a feel of the layout and flow of the property.
Plan produced using PlanUp.



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MATERIAL INFORMATION

Parking Types: Driveway.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

EPC Rating: C (69)

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 Carmarthen take Heol Llangynwr towards police headquarters. From the PC world roundabout travel 100 yards and turn right. Continue up the hill to the T junction and turn right and immediate left. Carry on up the hill to the very end and and turn left and the property will be found immediatly on the right shown by a Morgan and Davies for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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