

*A fully refurbished 3 bedroomed, 3 bathroomed semi detached house with extensive yard/garden.  
Alltwallis, near Carmarthen. West Wales*



**Morfa, Alltwallis, Carmarthen, Carmarthenshire. SA32 7EB.**

**£199,950**

**REF: R/3942/LD**

\*\*\* Fully refurbished and recently completed \*\*\* Modern and stylish 3 bedroomed, 3 bathroomed accommodation \*\*\* Contemporary style kitchen \*\*\* New double glazing \*\*\* Oil fired central heating \*\*\* Under floor heating to the ground floor \*\*\* Tastefully decorated throughout

\*\*\* Extensive yard/garden area providing ample off street parking \*\*\* Picturesque river boundary \*\*\* Potential for garage/workshop/commercial use (subject to consent)

\*\*\* Convenient Village position \*\*\* A short drive to the County Town of Carmarthen, M4 motorway and National Rail Networks \*\*\* On a regular Bus route \*\*\* Perfect Family home \*\*\* Contact us today to view \*\*\* A rare opportunity - A Family home with fantastic outdoor space



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**CARMARTHEN**  
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## LOCATION

Alltwalis is a popular Village on the A485 just 7 miles North from the strategic West Wales County Town and popular Shopping Centre of Carmarthen. Alltwalis lies within easy commuting distance of Carmarthen with ease of access to the A48 and M4 Motorway network. The property lies at the gateway to Ceredigion, to the North, and Pembrokeshire, to the immediate West, with its sleepy Market Towns and delightful Coastal areas including the Teifi Valley, Towy Valley and Cardigan and Carmarthen Bays.

## GENERAL DESCRIPTION

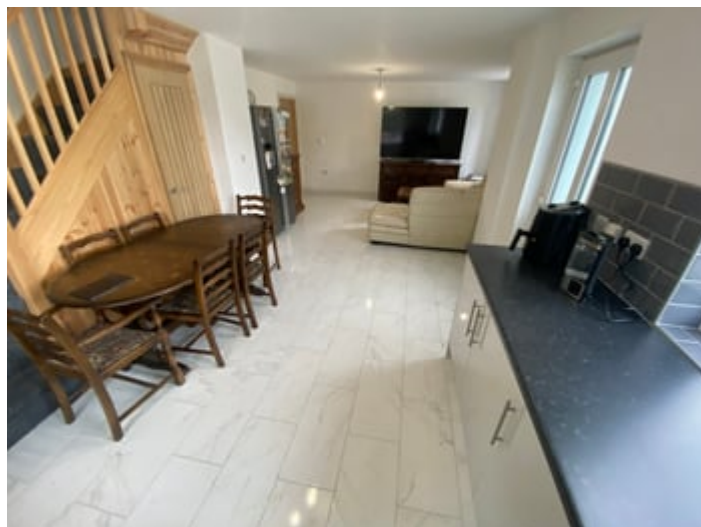
Morfa is a fully refurbished 3 bedroom, 3 bathroom semi-detached property completed to a high standard. The property benefits from oil fired central heating, uPVC double glazing and underfloor heating to the ground floor. Good broadband connectivity. Externally, the property sits within an extensive plot with a large side garden/yard area with good access and could provide fantastic commercial space for a workshop/garage (stc.). The property enjoys a convenient position a short drive from Carmarthen and is on a regular bus route. The property particularly offers the following:

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## OPEN PLAN LIVING AREA

26' 6" x 12' 9" (8.08m x 3.89m). Providing



## KITCHEN AREA

A stylish and modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel 1½ sink and drainer unit, fitted electric cooker with 4 cooking rings and extractor hood over, integrated dishwasher and fridge, uPVC front entrance door, ceramic tiled flooring with underfloor heating, pine staircase to first floor accommodation.



## LIVING ROOM

With ceramic tiled flooring with underfloor heating.



## UTILITY ROOM

9' 0" x 8' 9" (2.74m x 2.67m). With modern fitted units with ample storage, stainless steel sink and drainer unit, Worcester Greenstar Heatslave oil fired central heating boiler, side entrance door, ceramic tiled flooring.

## JACK AND JILL BATHROOM

9' 0" x 6' 5" (2.74m x 1.96m). A contemporary style fully tiled 3 piece suite with panel bath, low level flush WC and pedestal wash hand basin, shaving light and point, extractor fan.



## GROUND FLOOR BEDROOM 3

9' 9" x 9' 1" (2.97m x 2.77m). With laminate flooring, underfloor heating.



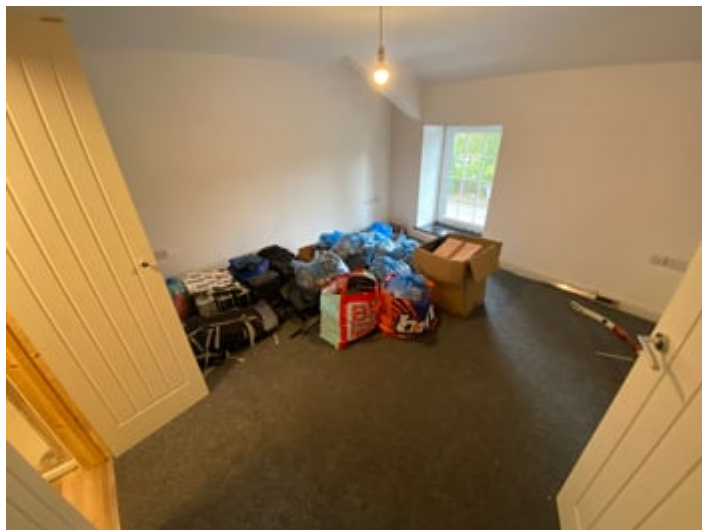
## First Floor

## LANDING

Leading to

## BEDROOM 1

11' 8" x 11' 9" (3.56m x 3.58m). With radiator.



## EN-SUITE TO BEDROOM 1

With walk-in shower, low level w.c., pedestal wash hand basin, shaving light and point, extractor fan.



## BEDROOM 2

13' 5" x 9' 5" (4.09m x 2.87m). With double aspect windows, radiator.



## EN-SUITE TO BEDROOM 2

Having corner shower, low level flush w.c., wash hand basin, shaving light and point, extractor fan.



## Externally

### GARDEN/YARD

The property enjoys an extensive plot with good access point off the main Carmarthen to Lampeter road. The current vendor has created an extensive yard area with potential for a garage/workshop/a commercial space (subject to consent). It could also provide a delightful Family garden as it enjoys a picturesque river boundary and ample natural tree line shelter.



### GARDEN/YARD (SECOND IMAGE)



#### PLEASE NOTE

The garden will be fenced and gated to provide more privacy.

### PATIO AREA

To the side of the property lies a patio area.



### PATIO AREA (SECOND IMAGE)



## RIVER BOUNDARY



## PARKING AND DRIVEWAY

Ample parking to the front and on to the side of the property.

## AGENT'S COMMENTS

A stylish family home in a convenient position with great potential.

## TENURE

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 - 'C'.

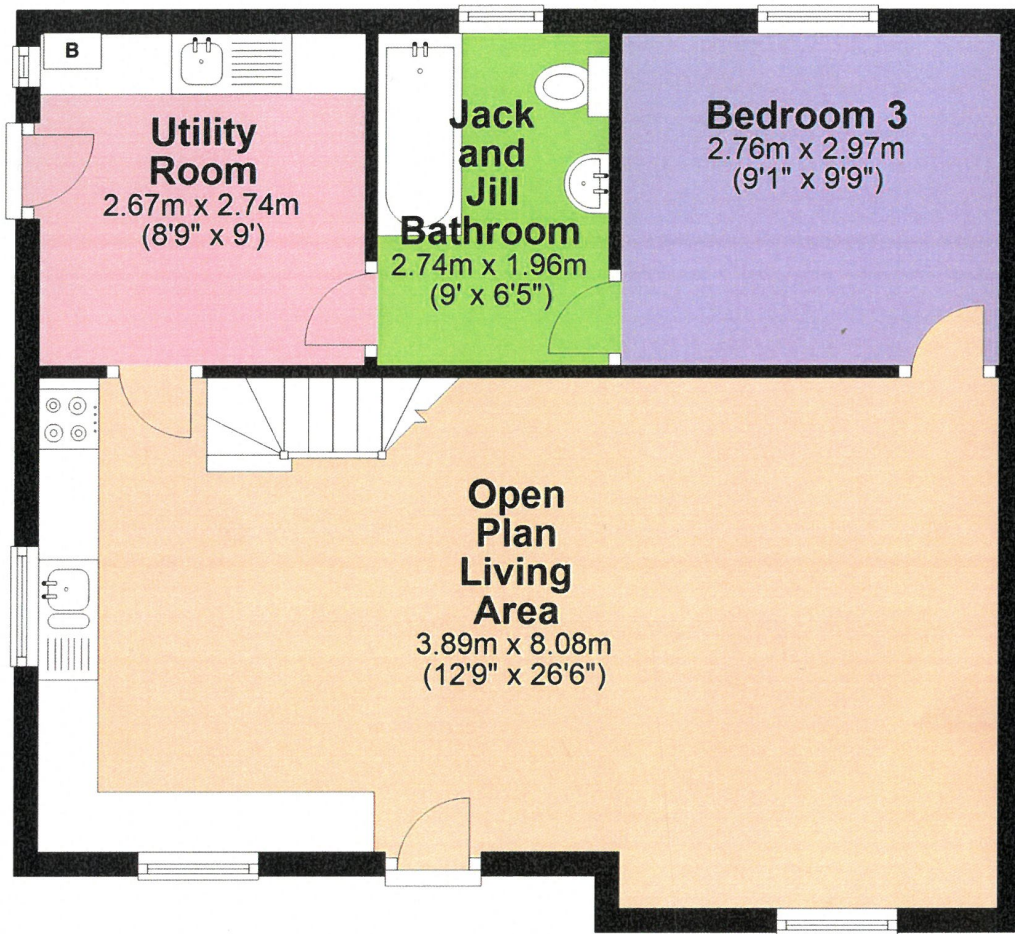
## MONEY LAUNDERING REGULATIONS

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

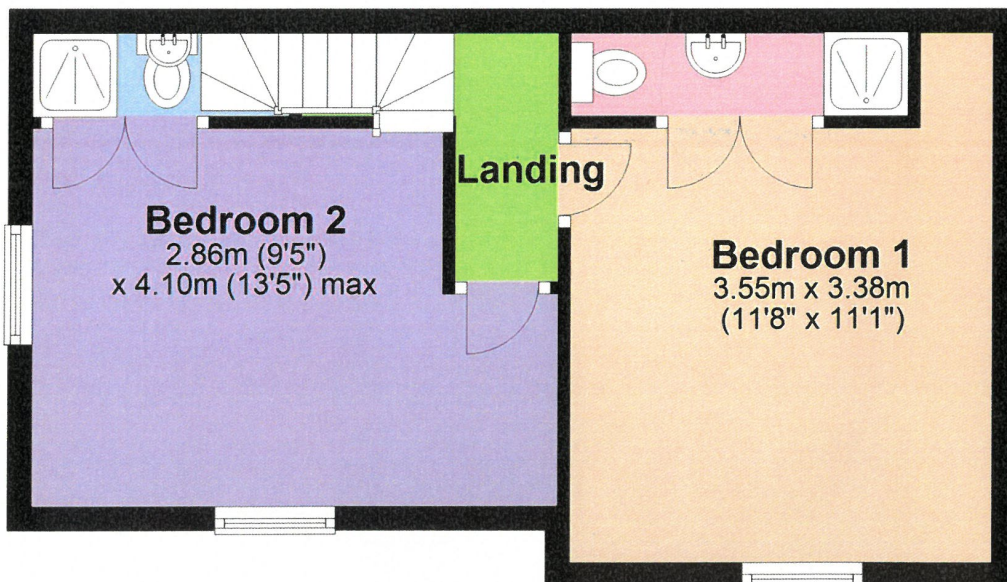
## Services

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

## Ground Floor



## First Floor



The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Morfa, Alltwallis, Carmarthen**

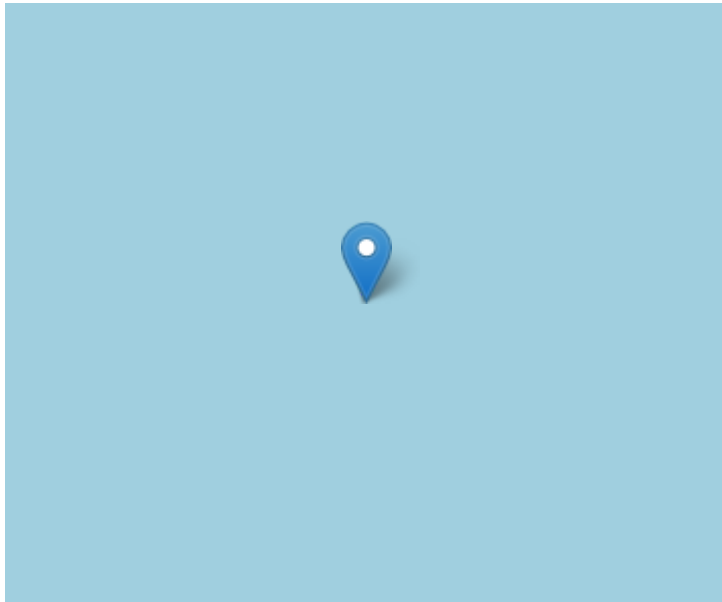
### Directions

From Carmarthen take the A485 North through the Village of Peniel. On reaching Alltwalis continue over the small bridge and the property will be found, being the first 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) – [www.morgananddavies.co.uk](http://www.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



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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