

*Lovely Spacious Family Home. Good Parking Area, Character Property Well Presented. Sunroom, Large Workshop Area & Level Enclosed Garden to Rear. Flexible Accommodation to Ground Floor.*



Afallon, Saron, Llandysul, Carmarthenshire. SA44 5EB.

£265,000

R/5115/NT

Popular location with nearby junior school. Good parking area and car port with enclosed rear garden and a further 2 x workshops to rear. The property is well presented and in good decorative order throughout. Impressive sunroom looking out onto the garden, superb kitchen with separate breakfast room and dining room. The property has double glazing and oil central heating, good sized parking area, lovely well-kept enclosed rear garden with raised beds and lawned area with flowers and glasshouse. In the village of Saron with school and petrol station with shop etc.



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## Location

Situated in a popular and convenient location within Rhos/ Llangeler villages close to junior school and garage with shop, public house, football ground etc. Llandysul is 5 miles and Newcastle Emlyn 7 miles. Both having good shopping facilities. The County and market town of Carmarthen is 12 miles with good shopping facilities, eateries, Lyric Theatre and cinema with A 48 dual carriageway to M4 and mainline train station to London Paddington via Swansea, Cardiff etc. To the north is the beautiful Ceredigion Coastline New Quay is 20 miles where you can watch the dolphins in the bay and enjoy the fish and chips while watching them.

## Reception Porch & Hallway

Entrance door and door to

## Hallway

Staircase, understairs store cupboard. Radiator and doors to.

## Living Room

3.56m x 4.55m (11' 8" x 14' 11")

Electric flame effect fire with feature surround.

Double glazed window to front. Radiator



## Bathroom

1.69m x 1.54m (5' 7" x 5' 1")

Panelled bath with mixer tap and shower attachment. WC. Pedestal wash hand basin, store cupboard and opaque double glazed window to side. Radiator. Tiled floor and walls. Tongue and grooved ceiling.



## Breakfast Room

3.8m x 2.8m (12' 6" x 9' 2")

Radiator and opening to



## Conservatory

3.9m x 3.5m (12' 10" x 11' 6")

Double aspect to rear with dwarf wall with shelf. Patio doors, wood style flooring.



## Kitchen

1.9/2.8m x 7.2m (6' 3" x 23' 7")

Range of base units with worktops over and matching wall units with display cabinets. 4 Ring hob with extractor fan over. Oven, grill and microwave grill, Plumbing for dish washer. Space for fridge / freezer, Radiator, one and a half bowl stainless steel sink unit with single drainer with mixer tap attachment. Tongue and grooved ceiling. Opening to



## Dining Room

2.6m x 1.9m (8' 6" x 6' 3")

Double glazed window to front and radiator. Tongue and grooved ceiling.



## Utility

2.9m x 2.3m (9' 6" x 7' 7")

Stainless steel sink unit with single drainer, range of base units with worktops over and matching wall units.

Plumbing for washing machine and tumble drier.

Radiator.

### Boiler Room

2.7m x 1m (8' 10" x 3' 3")

Double glazed window and door to rear. Worcester Oil boiler for the central heating and hot water system.

### Landing

Door to Airing cupboard and

### Bathroom

1.7m x 1.55m (5' 7" x 5' 1")

Corner shower cubicle, Vanity wash hand basin. WC, Tiled walls and radiator.



### Bedroom 1

2.96m x 4.7m (9' 9" x 15' 5")

Double glazed window to front. Radiator.



### Bedroom 2

1.69m x 2.74m (5' 7" x 9' 0")

Double glazed window to rear. Radiator.



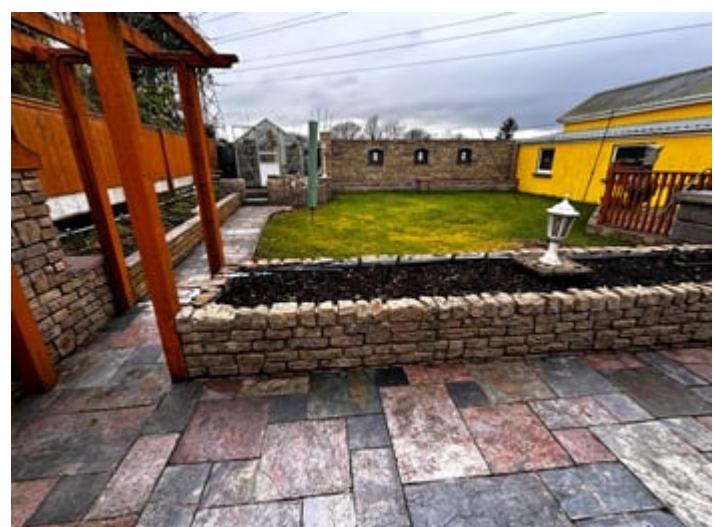
### Bedroom 3

2.5m x 2.1m (8' 2" x 6' 11")

Double glazed window to front. Radiator.

### Externally

Front large parking area suitable for motorhome and cars. Double doors to car port / covered area. Rear patio area with rail boundary and level lawned garden beyond. Raised beds and borders with shrubs and flowers. Water feature and glass house.





## Services

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

## Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

## Council Tax Band

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: 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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## Workshop

9.7m x 2.3m (31' 10" x 7' 7")

3 x windows to side and pedestrian access door.

## Workshop

10.2m x 2.2m (33' 6" x 7' 3")

Loft over.

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Off Street.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Level access.

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

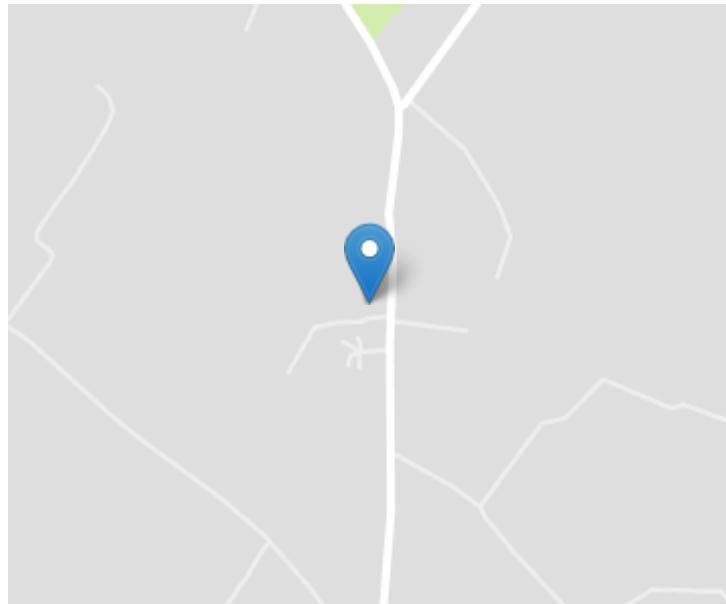
Any risk of coastal erosion? No

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

Directions : From Carmarthen take the A 484 north towards Bronwydd and Newcastle Emlyn. Travel through Bronwydd, Cwmdwyfran, Cynwyl Elfed and Cwmduad. Enter the village of Rhos and pass the Lamb Inn public house and the junior school on the right and the property will be found after a short distance on the left hand side.

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

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