

A modernised detached 4/5 bed roomed house with parking, garage and enclosed garden. Near Pencader, West Wales.



Delfan, Gwyddgrug, Pencader, Carmarthenshire. SA39 9AX.

£265,000

REF: R/4036/LD

*** No onward chain - Priced to sell *** A substantial and modern detached house *** Recently refurbished to a high standard *** Offering 4/5 bed roomed and 2 bathroomed accommodation *** Low running costs - Being well insulated and energy efficient - Energy Performance Rating 'C' *** Underfloor heating to the ground floor *** Oil fired central heating and triple glazing *** The perfect Family home - Space in abundance *** Designer style Kitchen and Bathroom suites

*** Low maintenance enclosed rear garden laid to lawn *** Useful detached garage/workshop *** Ample parking on a tarmacadamed driveway *** Fine views to the rear over the surrounding countryside

*** Convenient to Carmarthen, Llandysul and Lampeter and on a regular Bus Route *** A popular Village Community with amenities within a short drive *** Within close proximity to nearby walks on Llanllwni Mountain Range *** Viewings are highly recommended - A property deserving early viewing



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LOCATION

Well positioned adjoining the A485 Lampeter to Carmarthen roadway in the rural Community of Gwyddgrug enjoying far reaching views and within easy travelling distance to the Town of Lampeter, to the North, Llandysul and Newcastle Emlyn, to the West, and Carmarthen, to the South, with direct access to the M4 Motorway and National Rail Networks.

GENERAL DESCRIPTION

A convenient modernised detached residence. The property has been fully refurbished in recent years and now offers a spacious and comfortable 4/5 bed roomed accommodation along with 2 modern bathroom suites. The open plan kitchen/diner offers the perfect Family room with a stylish fitted kitchen range and a useful utility to the rear.

The property is situated within a convenient location and is easily reachable from Carmarthen, Llandysul and Lampeter.

The garden is low maintenance and also enjoys the benefit of a useful garage/workshop. There is ample parking to the front and is located on a regular Bus Route.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

CANOPY ENTRANCE PORCHWAY

Leading to

OPEN PLAN KITCHEN/DINER



12' 6" x 17' 4" (3.81m x 5.28m). A modern fitted Kitchen with a range of floor units with work surfaces over incorporating a double bowl sink unit, integrated electric oven, ceramic hob with extractor hood over, slate effect ceramic tiled flooring with underfloor heating.

LARGE OPEN PLAN DINING AREA



With staircase leading onto the first floor accommodation, understairs storage cupboard, further pantry style cupboard, down lighters, triple glazed windows.

UTILITY ROOM

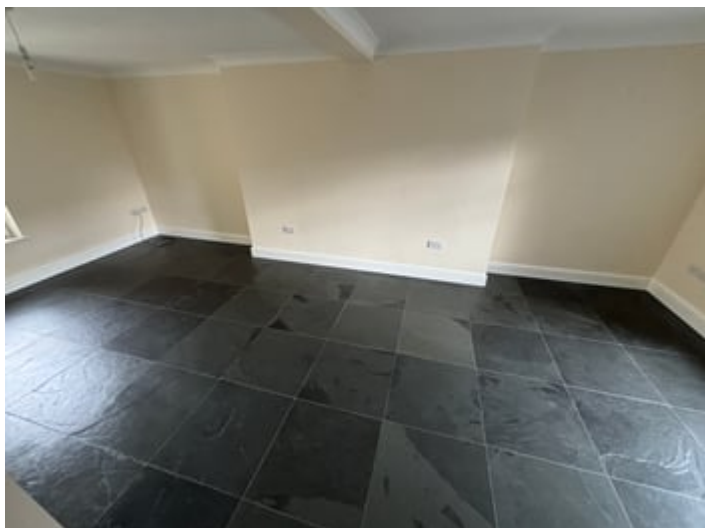


10' 8" x 9' 8" (3.25m x 2.95m). With a range of fitted wall and floor units with work surfaces over, stainless steel sink and drainer unit, plumbing and space for automatic washing machine, Worcester oil fired central heating boiler, ceramic style slate flooring with underfloor heating, rear entrance door.

CLOAKROOM

A White suite comprising of a low level flush w.c., wash hand basin, slate effect ceramic flooring extractor fan.

LIVING ROOM



22' 5" x 11' 5" (6.83m x 3.48m). Formerly being two separate Living Rooms but now offering itself nicely as a Family suite with slate effect ceramic flooring with underfloor heating, double aspect windows to the front and rear.

FIRST FLOOR

REAR LANDING

Leading to

FAMILY BATHROOM



10' 8" x 9' 7" (3.25m x 2.92m). A superior, modern and fully tiled 4 piece suite comprising of a double ended bath with mixer tap, low level flush w.c., double door vanity unit with a wash hand basin, enclosed shower cubicle with dual head plumbed in shower and sliding shower door, extractor fan.

BATHROOM (SECOND IMAGE)



FRONT LANDING

With two radiators, access to the loft space.

REAR BEDROOM 1

12' 2" x 12' 0" (3.71m x 3.66m). With radiator and fine views to the rear over the garden and the countryside beyond.

FRONT BEDROOM 3

11' 10" x 10' 11" (3.61m x 3.33m) overall. Being 'L' shaped, with radiator.

FRONT BEDROOM 2

11' 11" x 10' 9" (3.63m x 3.28m). With radiator.

PRINCIPLE BEDROOM 4

11' 11" x 11' 9" (3.63m x 3.58m). With radiator.

STUDY/POSSIBLE BEDROOM 5

7' 3" x 5' 9" (2.21m x 1.75m). With radiator.

EN-SUITE SHOWER ROOM

Comprising of a low level flush w.c., wash hand basin, tiled shower enclosure with double headed shower, extractor fan.

EXTERNALLY

GARAGE/WORKSHOP



Being sub divided and offering the following.

GARAGE

9' 0" x 6' 0" (2.74m x 1.83m). With double doors, power and lighting.

WORKSHOP

9' 10" x 9' 0" (3.00m x 2.74m). With separate entrance door.

GARDEN



To the rear lies an enclosed lawned garden area being low maintenance and offering great possibilities. Currently a blank canvas.

GARDEN (SECOND IMAGE)



PARKING AND DRIVEWAY

Tarmacadamed driveway to the front and side of the property offering ample parking whilst also being convenient and good road connections.

FRONT OF PROPERTY



REAR OF PROPERTY



PLEASE NOTE

Applicants must be aware that the property was previously a Petrol Filling Station and the fuel tanks have now been filled with foam.

AGENT'S COMMENTS

A well positioned Family home offering superior accommodation.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

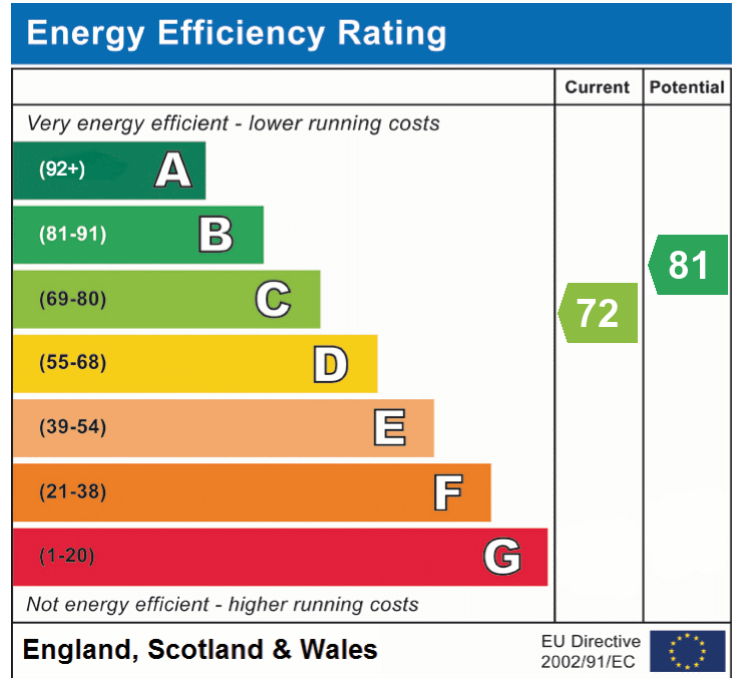
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'C'.

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, triple glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.





Directions

From Lampeter take the A485 South through Llanybydder, through Llanllwni, and via New Inn to Gwyddgrug. Once reaching the centre of Gwyddgrug the property will be located on your right hand side just before you get to the Chapel, 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'.

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+) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(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 beautiful property, contact us:

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