

*Lovely Location & Superb Views. Pony Paddock to Rear. Rural Village between Carmarthen and Ceredigion Coastline. Large Bungalow Viewing Recommended.*



**Yr Hafod Llwyd, Hermon, Cynwyl Elfed, Carmarthen. SA33 6SR.**

**£450,000 Offers in Region of**

**R/4145/NT**

**\*\* A lovingly cared for spacious 4 bedroom detached bungalow \*\* In the rural village of Hermon, near Cynwyl \*\* Far reaching views are enjoyed from the property \*\* Spacious plot \*\* Pony paddock to rear \*\* Traditionally built \*\* Part Double glazing \*\* Oil central heating \*\* Open plan kitchen, sitting and dining area with Aaga cooking range \*\* 2nd sitting room which could easily be utilised as 4th bedroom \*\* Upstairs bedroom and bathroom with further potential to extend subject to planning and building regulations consent \*\* Large level plot with superb gardens \*\* Ample parking \*\* Integral garage \*\* From the front, some great views are enjoyed \*\* Although in need of modernisation, the property offers great potential with viewing recommended \*\***

Situated in the village of Hermon which is 2 miles from Cynwyl which has shop, eateries and junior school. 9 miles from the county and market town of Carmarthen which offers great shopping facilities with national and traditional retailers, junior and secondary schools, bus and rail station, M4 dual carriage connection, Lyric theatre, cinema, leisure centre etc. The market town of Newcastle Emlyn is 8 miles approximately offering good day to day facilities including shops, eateries, schools etc. The Ceredigion coastline at New Quay and other favoured places along the coastline including Mwnt and Gwbert are 23 miles approximately. A great community spirit is enjoyed within the village of Hermon and viewing is highly recommended.



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## Yr Hafod Llwyd



### Front Hallway

2.57m x 2.9m (8' 5" x 9' 6") With entrance doorway with glazed panels to side, 2 x radiators, cloak cupboard, window to front, coat hanging area.

### Sitting Room / Bedroom 4

3.3m x 3.6m (10' 10" x 11' 10") window to front, radiator.



### Living Room

4.1m x 6.2m (13' 5" x 20' 4") Parkray solid fuel room heater with granite surround, matching TV shelf to side, bay window to front and patio doors to rear, 2 x radiators.





## Kitchen/Dining Room

7.7m x 3.67m (25' 3" x 12' 0") tongue and groove ceiling, oil fired Arga cooking range, a range of base units with worktops over, matching wall units, stainless steel sink unit with single drainer, combi-set fryer and charcoal grill, 4 ring hob, oven and extractor fan over, fitted fridge and dishwasher, central opening to dining area, 2 x windows to rear, radiator.



## Bedroom

3.96m x 3.7m (13' 0" x 12' 2") window to front, radiator.





### Inner Hallway

With staircase, double doors to airing cupboard incorporating radiator.

### Bedroom

4m x 4.3m (13' 1" x 14' 1") a range of fitted wardrobes, radiator, window to front.



### Bathroom



3.6m x 2.1m (11' 10" x 6' 11") WC, shower cubicle, bidet, corner bath, vanity wash hand basin, opaque double glazed window to side, radiator and wall tiles.

### Separate WC

With wash hand basin, opaque double glazed window to side, tiled walls.

## FIRST FLOOR

### Landing

With door to:

### Large Loft Area

Suitable for extending into (subject to building regulations and planning consent).

### Bedroom



3.7m/5.3m x 4.08m (12' 2"/17' 5" x 13' 5")

dormer window to front with far reaching views, radiator.

### **Bathroom**

1.9m x 2.67m (6' 3" x 8' 9") WC, wash hand basin, heated towel radiator.

### **Rear Hallway**

5.3m x 2.3m (17' 5" x 7' 7") side entrance door, window to side, radiator, storage cupboard with oil boiler which runs central heating and hot water systems.



### **Covered Recessed Vestibule**

With tiled floor.

### **Utility Room**

2.2m x 4.15m (7' 3" x 13' 7") stainless steel double sink unit with single drainer, base unit, plumbing for washing machine, window to side, side entrance door.

### **EXTERNALLY**

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A tarmacadam drive leading to parking and turning area, integral garage with description above, low maintenance gravelled areas to borders with shrubs and flowers, lawned garden to front and side. The property is set in

approximately 1 acre of land with pony paddock to the rear with both gated and pedestrian access from the property to it. Ideal for running the dogs or pony or extending the garden. Patio area to the rear of the property and the bungalow has an elevated position with some superb views to fore.







### **Tenure and possession**

We are informed that the property is of freehold tenure.

### **Services**

mains water, electricity and private drainage. Oil central heating.

### **Council Tax Band**

Band - F

### **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.

## MATERIAL INFORMATION

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**Council Tax:** Band G

**Council Tax:** Rate 2320

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** F (33)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

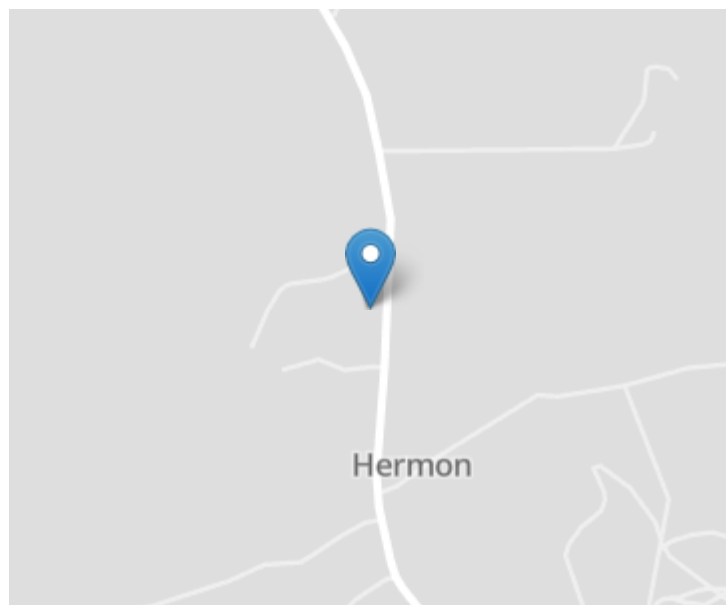
**Any risk of coastal erosion?** No

**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 the A484 north signposted Cynwyl Elfed travelling through the villages of Bronwydd, Cwmdwyfran, Pentremorgan and onto Cynwyl itself, past the public house and shop on the right hand side and continue for 50 yards and turn left which is straight on signposted Hermon Newcastle Emlyn onto the B4333, continue on and enter the village the Hermon passing the chapel on the right hand side and the parking area on the left hand side. Continue on for approximately 75 yards and the property will be found on the left hand side shown by a Morgan and Davies for sale board.

**VIEWING:** Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail [carmarthen@morgananddavies.co.uk](mailto:carmarthen@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 Page.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	33	
(1-20) <b>G</b>		
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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