

An improvable mid terraced 2 bedroomed traditional house with generous rear garden. Llansawel, near Llandeilo, West Wales



2 Spring Terrace, Llansawel, Llandeilo, Carmarthenshire. SA19 7JN.

£95,000

REF: R/4616/LD

*** Priced to sell *** An improvable traditional mid terraced 2 bedroomed cottage *** Centre of Village location *** Solid fuel central heating and UPVC double glazing *** In need of general modernisation and updating *** Characterful property with a number of original features *** Large rear garden area *** Quiet rural Village location

*** Popular Village Community with two Public Houses, Places of Worship and Community Hall *** Situated close to the well known Brechfa Forest renowned for its outdoor pursuits *** Located 8 miles South from Lampeter in the Marlais Valley amongst the North Carmarthenshire hillside *** 3 miles from the Village of Talley *** 10 miles from Llandeilo and Llandovery *** Within easy commuting distance from Carmarthen and the M4 Intersection at Crosshands *** Perfectly suiting 1st Time Buyers/Investment Purchasers



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CARMARTHEN
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Carmarthenshire, SA31 3AD
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LOCATION

The property is located within the Village Community of Llansawel in North Carmarthenshire. Llansawel is located 9 miles South from the University Town of Lampeter and 10 miles from the Market Towns of Llandovery and Llandeilo, all with a variety of amenities such as Supermarkets, Primary and Secondary Education, Places of Worship, G.P. Surgery. The property is also within easy commuting distance to County Town and Administrative Centre of Carmarthen and the M4 Intersection at Crosshands.

GENERAL DESCRIPTION

An improvable and traditional mid terraced cottage offering 2 bedroomed accommodation along with solid fuel central heating and double glazing. A particular feature of the property is its large rear garden area having a number of raised beds, useful garden store and greenhouse.

A pleasant Village position with two Public Houses, Community Hall and Places of Worship.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door.

SITTING ROOM

13' 0" x 9' 8" (3.96m x 2.95m). With a feature brick fireplace with original grate and bread oven, wood fired cooker stove.



LIVING ROOM

13' 0" x 6' 11" (3.96m x 2.11m). With a free standing cast iron multi fuel stove running the hot water and heating system, radiator.



KITCHEN

13' 1" x 6' 6" (3.99m x 1.98m). With ceramic tiled flooring, cooker point, bowl and half stainless steel sink unit, various shelving units, tiled walls, radiator.

BATHROOM

7' 11" x 6' 7" (2.41m x 2.01m). Comprising of a corner bath, wash hand basin, shower cubicle with Triton electric shower, radiator, part tiled walls.

UTILITY AREA

7' 9" x 5' 7" (2.36m x 1.70m). With corrugated roof.



SEPARATE W.C.

With low level flush w.c.

FIRST FLOOR

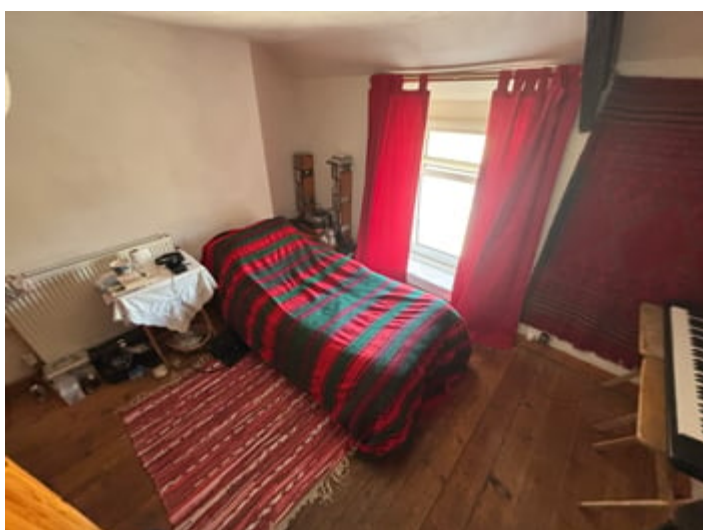
BEDROOM 1

10' 0" x 13' 3" (3.05m x 4.04m). With radiator, access to the roof space.



BEDROOM 2

13' 3" x 9' 2" (4.04m x 2.79m). With beamed ceiling, radiator.



EXTERNALLY

EXTENSIVE GARDEN

A particular feature of the property is its extensive rear walled garden area currently being laid to various raised beds with a GREENHOUSE and STORE SHED. A blank canvas with great potential.



GARDEN (SECOND IMAGE)



STORE SHED



FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

An improvable centre of Village cottage with great potential.

TENURE AND POSSESSION

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

COUNCIL TAX

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

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.

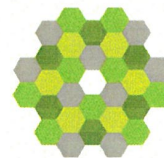
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, solid fuel central heating, double glazing, telephone subject to B.T. transfer regulations.

HM Land Registry

Official copy of title plan

Title number **CYM95519**
Ordnance Survey map reference **SN6236NW**
Scale **1:1250**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



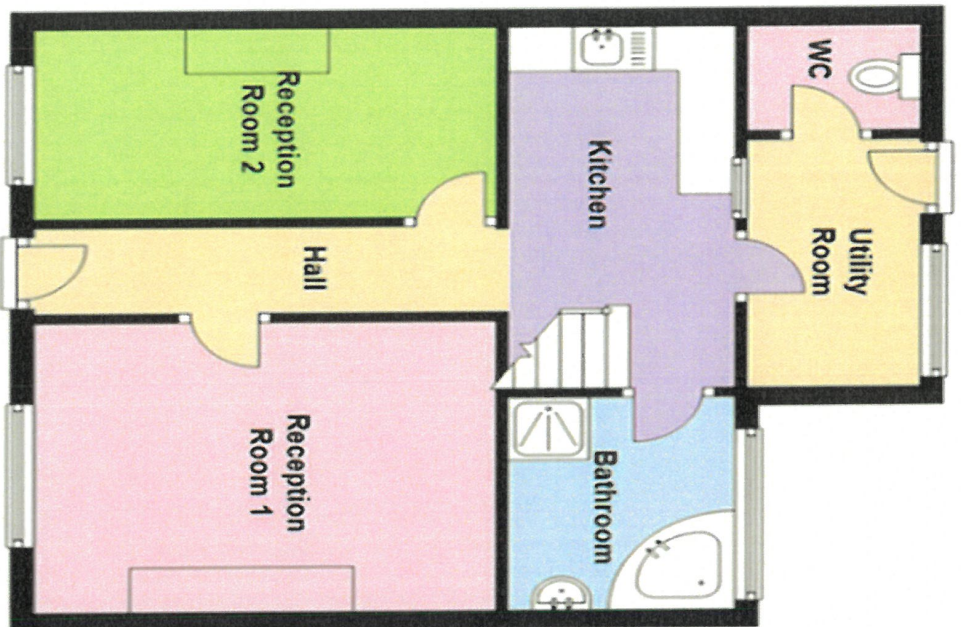
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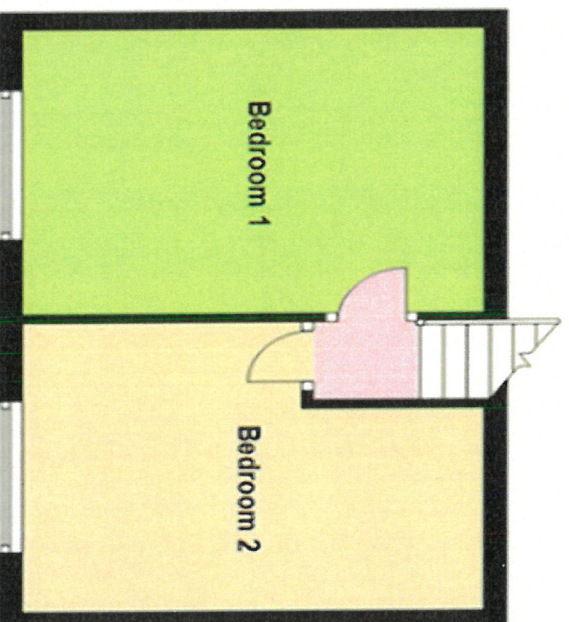
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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

2 Spring Terrace

Ground Floor



First Floor



Council Tax: Band B

N/A

Parking Types: No Parking Available.

Heating Sources: Double Glazing.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (45)

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 Lampeter proceed South on the A482 towards Llanwrda proceeding through Cwmann and onto Pumpsaint. Proceed through Pumpsaint. Continue to the former 'Bridge End Inn' Public House. Turn right for 'Talley onto the B4302 road. Proceed through Crugybar and turn right at the next crossroads for Llansawel. On reaching Llansawel and on passing the former School on your left hand side take the next left turning and the property will be located thereafter on your left hand side.

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
Very energy efficient - lower running costs		100
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(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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Ceredigion
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