

*An exceptional newly renovated 3 bedroomed detached bungalow on an extensive Village plot.  
Velindre, near Llandysul/Newcastle Emlyn, West Wales*



Arwel, Velindre, Llandysul, Carmarthenshire. SA44 5YF.

**£379,000**

**REF: R/5093/LD ... Offers Over**

\*\*\* No onward chain \*\*\* An exclusive newly renovated detached bungalow \*\*\* 3 bedroomed accommodation \*\*\* High end modern kitchen and bathroom suites \*\*\* Orangery - 18' x 12' \*\*\* Extensive plot / large grounds in a Village Centre location

\*\*\* Detached garage with electric roller shutter door \*\*\* Newly tarmacadamed driveway with ample parking \*\*\* Additional caravan/mobile home parking area \*\*\* Large landscaped gardens to the front and rear \*\*\* Sandstone patio - Sun trap

\*\*\* Highly sought after residential property suiting a range of Buyers - Be it Family or for retirement living \*\*\* Ready to move into - Superbly decorated and presented \*\*\* A modern home in a popular rural location \*\*\* 4 miles equidistant from Llandysul and Newcastle Emlyn \*\*\* A 25 minute drive from the Cardigan Bay Coast and 15 miles from the County Town of Carmarthen \*\*\* Viewings highly recommended \*\*\*



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## LOCATION

An attractive and convenient location within the Village Community of Velindre which offers a good range of everyday amenities including Primary School, Village Shop/Post Office, Public House and Places of Worship, some 4 miles equidistant from the Teifi Valley Market Towns of Llandysul and Newcastle Emlyn offering a good range of facilities and 15 miles from the County Town and Administrative Centre of Carmarthen being the main employment centre for the locality offering National Rail and Motorway connections. The Market Town of Cardigan lies 14 miles away giving access to the breath taking Ceredigion Coastline.

## GENERAL DESCRIPTION



A nicely renovated detached bungalow offering spacious 3 bedroomed accommodation. The property has undergone comprehensive work in recent years and now provides a stylish and modern Family home. It enjoys an upgraded kitchen and bathroom along with oil fired central heating and double glazing.

Externally the property sits within its own extensive plot within the popular Village Community of Velindre. The gardens have been landscaped with large lawned areas to the front and rear. It enjoys the benefit of a detached garage and additional parking for a caravan/mobile home storage, etc.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

Having access via a UPVC front entrance door with side glazed panel, laminate flooring, radiator.



### LIVING ROOM

16' 9" x 10' 7" (5.11m x 3.23m). With pillared radiator, picture window to the front.

### KITCHEN

17' 9" x 9' 9" (5.41m x 2.97m). A modern and stylish gloss kitchen with a range of wall and floor units with work surfaces over stainless steel sink and drainer unit with flexi tap, integrated fridge and freezer, Bosch oven and Neff electric hob with extractor hood over, porcelain tiled flooring.



**KITCHEN (SECOND IMAGE)****ORANGERY**

18' 0" x 12' 0" (5.49m x 3.66m). With an atrium styled roof, sliding patio doors to the rear sandstone patio, laminate flooring.

**ORANGERY (SECOND IMAGE)****INNER HALLWAY**

Being newly carpeted.

**BOILER ROOM**

Housing the oil fired central heating boiler and electric meters.

**BATHROOM**

A stylish fully tiled 3 piece suite comprising of a P-shaped panelled bath with double headed shower, cabinet style double door vanity unit with a ceramic wash hand basin with mixer tap, low level flush w.c., radiator, spot lighting, extractor fan.

**REAR BEDROOM 2**

10' 9" x 9' 1" (3.28m x 2.77m). With pillared radiator, picture window with views over the rear garden.

**FRONT BEDROOM 1**

13' 0" x 10' 7" (3.96m x 3.23m). With pillared radiator, picture window to the front.



### FRONT BEDROOM 3

10' 6" x 9' 5" (3.20m x 2.87m). With picture window to the front, pillared radiator.



### EXTERNALLY

#### GARAGE

24' 2" x 16' 3" (7.37m x 4.95m). Of block construction under a steel roof with electric roller shutter door, side service door, plumbing for w.c., electricity connected.



### GARDEN

A particular feature of this property is its extensive plot. The grounds have been landscaped to now offer a private lawned area to the rear and a lawned area to the front. It offers a blank canvas and is a great entertainment space.

#### FRONT GARDEN



#### REAR GARDEN (FIRST IMAGE)



#### REAR GARDEN (SECOND IMAGE)



### REAR GARDEN (THIRD IMAGE)



### PATIO AREA

To the rear of the property lies a newly laid sandstone patio area being private and providing a fantastic suntrap. There also lies a gravelled and slab pathway that surrounds the property for ease of access.



### PATIO AREA (SECOND IMAGE)



### PARKING AND DRIVEWAY

A newly tarmacadamed driveway with ample parking and

turning space with additional parking next to the garage for a motorhome or overflow parking area.



### ADDITIONAL PARKING AREA



### FRONT OF PROPERTY



**REAR OF PROPERTY****NIGHT SHOT 1****NIGHT SHOT 2****NIGHT SHOT 3****NIGHT SHOT 4****AGENT'S COMMENTS**

A must view property. A fantastic example of a renovated residence deserving early viewing.

**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 - 'E'.

**MONEY LAUNDERING REGULATIONS**

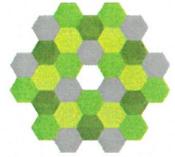
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## **Services**

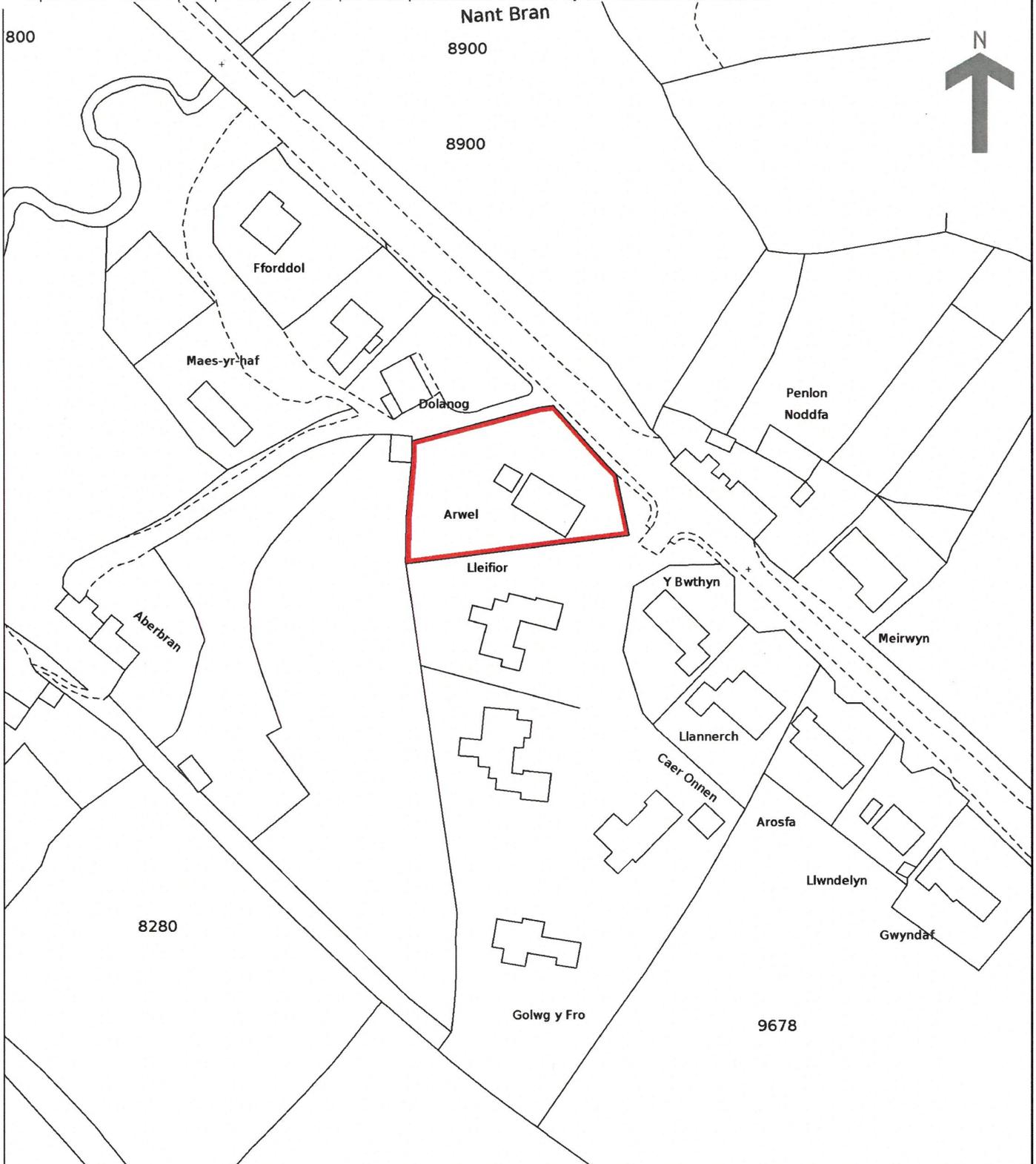
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry  
Official copy of  
title plan

Title number **CYM184254**  
Ordnance Survey map reference **SN3438NE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**



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## Ground Floor



Total area: approx. 140.4 sq. metres (1510.8 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement. Plan produced using PlanUp.

**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Double Glazing. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** C (70)

**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

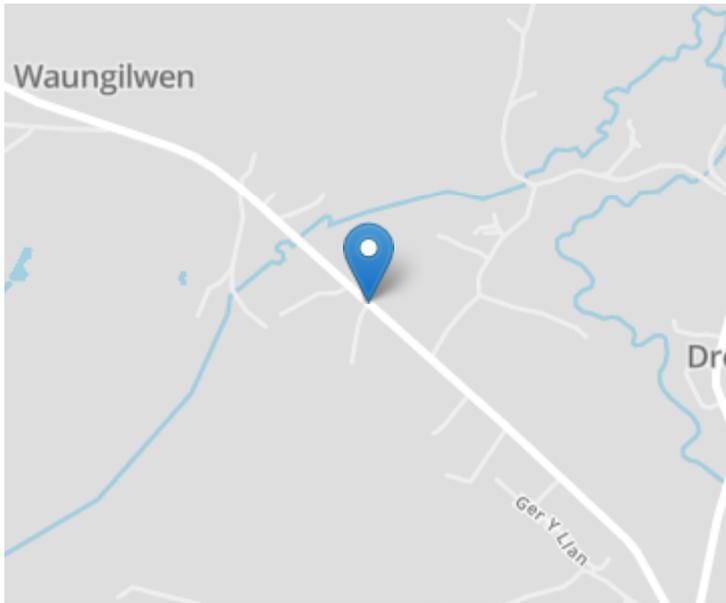
**Is the property listed?** No

**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 the A484 Carmarthen to Cardigan road at Pentrecagal turn on the bend heading towards Drefach Velindre/Waungilwen. Continue along this road for approximately 1 mile into Waungilwen. Arwel will be located on your right 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)

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'.

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(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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