

**MOTIVATED SELLER \*\* Popular Location in Abergwili. Views of Carmarthen Town, well kept Garden, Integral Garage, Master Bedroom En Suite. A Good Family Home in a Popular Post Code Area with the Tywi Valley path between Carmarthen and Llandeilo as a major leisure and visitor attraction.**



**Maesteg, Wellfield Road, Abergwili, CARMARTHENSHIRE. SA31 2JQ.**

**£579,500 Offers in Region of**

**R/4364/NT**

Regarded as one of the best areas in and around Carmarthen. This property has an elevated position with superb views to fore. Large living room with a part wrap around conservatory to side and rear, second reception room and kitchen/ Breakfast room with dining room off. Integral garage with loft over separate utility room and to the first floor is a balcony area off the spacious landing to enjoy the views. 3 Spacious double bedrooms with the master bedroom having an en suite, and 1 smaller double bedroom. Family bathroom. The property has 233 square meters of floor space offering spacious accommodation with windows strategically placed to enjoy the views. Garden areas being low maintenance, ample parking and garage area.

Situated on the edge of Abergwili village, close to Carmarthen Town and Glangwili Hospital.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Llamas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## Location

On the edge of Abergwili Village overlooking Carmarthen Town and the picturesque Towy Valley. Abergwili offers junior school, Carmarthen Museum, public house and eateries, linking to the new cycle track to Llandeilo. Close to Glangwili Hospital and just over a mile from Carmarthen Town centre which offers, schools, eateries, Lyric Theater and cinema, bus and mainline train stations. Dyfed Powyd Police Headquarters, Trinity St. Davids University and Egin/S4C television offices. Llandeilo 19 miles. Botanic Gardens of Wales & A48 dual carriageway connection 9 miles, Aberglasney Gardens 10 miles.

## Reception Hallway

Staircase, understairs recess and store cupboard.

Doors to



## Cloakroom

WC, wash hand basin and double glazed window to front.

## Living Room

4.28m x 8.39m (14' 1" x 27' 6")

Double glazed window to front with views, wood

burner inset to recess with mantle over. Inset spotlights over, wall lights, and ample electrical sockets, and 2 radiators. Double doors to





### Conservatory

6.3m x 1.4m (20' 8" x 4' 7") 2.45m x 7.60m (8' 0" x 24' 11") L Shaped.

Wrap around to rear and side of property with dwarf wall looking out onto the garden area and views to fore. Tiled floor and patio doors to front.



### Kitchen/ Breakfast Room

3.7m x 4.45m (12' 2" x 14' 7")

Stanley oil cooking range with oven and hot plate. One and a half bowl stainless steel sink unit with single drainer. Range of base units with work tops over and matching wall units. Plumbing for dish washer, Island with breakfast bar, 4 ring hob with extractor fan over, oven and grill. Space for American style fridge freezer. Radiator and double glazed window to rear. Opening to



### Dining Room/ Second Sitting Room

5.2m x 3.2m (17' 1" x 10' 6")

Feature fireplace with electric flame effect fire inset. 2 x double glazed windows to rear. 2 Radiators.





## Dining Area

3.9m x 3.6m (12' 10" x 11' 10")

Double glazed window to front with views, Radiator, tiled floor and side entrance door. Base units with worktops over, radiator and feature beams.



## Master Bedroom

3.9m x 5.3m (12' 10" x 17' 5")

Range of fitted wardrobes with 9 doors, drawers and dressing table. Double glazed window to front with views. Radiator. Door to



## Side Hallway

Front Door, and doors to Garage, store room and utility.

## Landing

Sitting Area, Walk in airing cupboard, loft access with pull down ladder. Radiator and door to Balcony with superb views. Doors to



## En Suite

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

Paneled Bath, shower cubicle, WC, vanity wash hand basin, opaque double glazed window to rear. Radiator.



### Family Bathroom

2.81m x 2.18m (9' 3" x 7' 2")

Paneled bath with shower and side screen over, vanity wash hand basin, WC, Radiator, tongue and grooved to dado. opaque double glazed window to rear.



### Bedroom

3.2m x 3.2m (10' 6" x 10' 6")

Fitted wardrobe and dressing table, Double glazed views of field and radiator.



### Bedroom

4.3m x 4.4m (14' 1" x 14' 5")

Double glazed window to rear with field views, radiator and fitted TV.



### Bedroom

4.28m x 3.7m (14' 1" x 12' 2")

Double glazed window to front with views. Range of fitted wardrobes and radiator.



## Garage

5.5m x 5.29m (18' 1" x 17' 4")

Electric up and over door. Side window, door to front. Staircase to loft storage area. Belfast sink unit drain plumbed no water connection. Inside tap with water connection for hose pipe.



## Walk In Store Cupboard

### Utility

2m x 1.6m (6' 7" x 5' 3")

Plumbing for washing machine, base cupboard with worktop over. Belfast sink unit.



### Externally

Double entrance with block paved area and a non slip surface drive, parking and turning area to front.

Garden shed and store shed to side. Rear pedestrian access to the second side with level lawned garden and patio area off the conservatory. Front Raised Centre lawned area with shrubs and trees. Outside tap located at the front of the house. Superb aspect to the front overlooking Carmarthen Town and the Towy Valley.





funds will also be required or mortgage in principle if a mortgage is required.

## **Services**

Mains Water, electric and drains. Oil central heating system via the Stanley cooking range. Car electric charge point.

## **Tenure**

We are informed by the vendor that the property is freehold.

## **Council Tax Band**

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - G

## **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/Photocard Driving Licence and a recent utility bill. Proof of



## MATERIAL INFORMATION

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**Council Tax:** Band G

N/A

**Parking Types:** None.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** C (69)

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

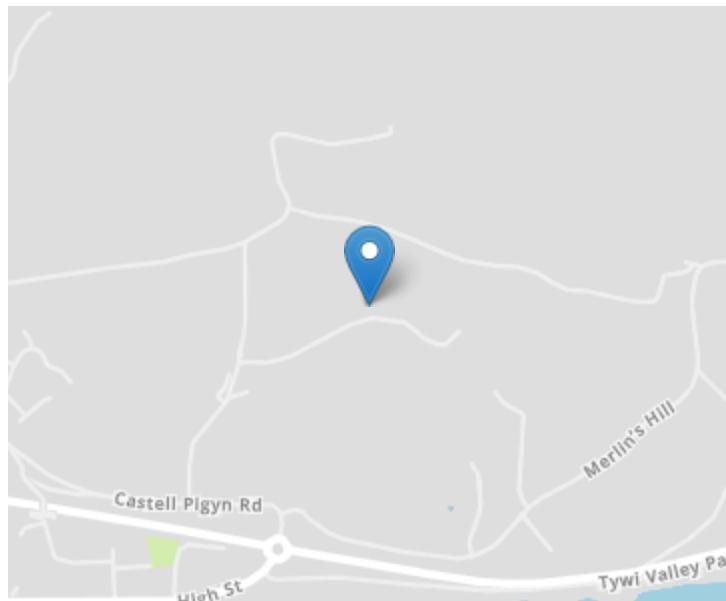
Any risk of coastal erosion? No

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



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	
(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	

## Directions

Directions :

From the office carry on for 40 yards and turn right into Water Street. At the traffic lights turn right into St. Catherine Street. Carry on and at the roundabout travel through Park Terrace and Richmond Terrace. At the roundabout turn left into Priory Street. Carry on Pass Tanerdy Garage and Lodge public House. At the roundabout take the second junction off and carry on through Abergwili Road and Abergwili village. By the museum roundabout take the second junction and carry on a 100 yards and turn left into Wellfield Road. Carry on up the hill and property will be found on the left hand side just before the brow of the hill.

**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.

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

**Carmarthen Office**  
**11 Lammes St**  
**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

T: 01267 493444  
E: [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)  
[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



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