

Views Of Carmarthen Town, parking, garage and good sized garden. Double Glazing and Gas Central heating. Sought after location on the outskirts of Carmarthen Town in Llangunnor.



58 Elder Grove, Llangunnor, Carmarthen. SA31 2LH.

£230,000

R/4192/NT

*** A spacious 3 bed detached bungalow having far reaching views over Carmarthen town. *** In need of modernisation *** Good sized accommodation having double glazing and gas central heating. *** Driveway, parking and good sized garden to front and rear. *** Offering good potential *** Viewings highly recommended. ***



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Agents Comments

A traditional build bungalow in a popular location on the outskirts of Carmarthen Town. In need of modernisation the property offers good sized accommodation and is in good decorative order.

Llangunnor offers good facilities including a junior school and shop. 2 miles from Carmarthen Town centre which offers excellent facilities including national and traditional retailers, junior and secondary schools, Lyric cinema and theater, cinema and leisure facilities. Easy access to Dyfed Powys Police Headquarters and A48 dual carriageway connection to the M4 motorway 15 miles approx. To the south is Pembrey Country Park (14 Miles) with its large sandy beach, woodland walks, dry ski slope and enclosed cycle track. Burry Port 15 miles with harbor and 2 golf courses. Kidwelly with lovely walks and ancient castle is 11 miles and Llanelli 18 miles approx.



Hallway

Loft Access, Radiator and doors to

Cloakroom

WC and window to side.

Bathroom

2.4m x 1.6m (7' 10" x 5' 3")

Panelled Bath, wash hand basin, radiator and double glazed

window to side.



Bedroom 1

2.9m x 4m (9' 6" x 13' 1")

Double glazed window to rear and radiator.



Bedroom 2

3m x 3m (9' 10" x 9' 10")

Double Glazed window to rear and radiator.



Bedroom 3

2.1m x 3.03m (6' 11" x 9' 11")

Double glazed window to rear and radiator.



Kitchen

3.4m x 2.2m (11' 2" x 7' 3")

Stainless steel sink unit with single drainer. Range of base units with worktops over and matching wall units. Storage cupboards and airing cupboard with tank. Double glazed window and door to side. Plumbing for washing machine.



Kitchen Second Image



Living Room

5.8m x 3.9m (19' 0" x 12' 10")

Large picture windows to front. Radiator and opening to



Living Room Second Image



Dining Area.

2.71m x 3.05m (8' 11" x 10' 0")

Gas flame effect fire with back boiler which runs the central heating and hot water system. Door back to hallway.



Garage

5.3m x 2.4m (17' 5" x 7' 10")

Up and over electric door.

Externally



Front drive and parking leading up to garage. Front lawned garden and side pedestrian access to rear lawned garden with scattered shrubs and flowers. Glasshouse and garden shed.

Tenure and Possession

We are informed that the property is of Freehold Tenure.



Services

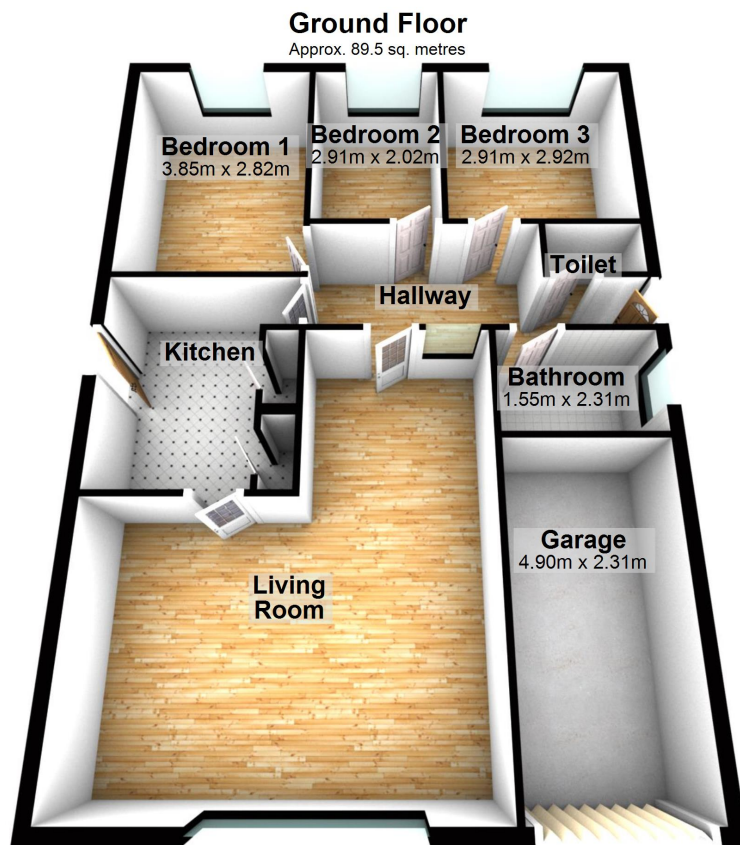
Mains water, Mains electric, Mains gas and Mains Drainage. Gas central heating system. Telephone subject to B.T transfer regulations. Broadband subject to confirmation by your provider.

Council Tax

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

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



Total area: approx. 89.5 sq. metres

This plan is for illustrative purposes only. Sizes and dimensions are approximate, actual may vary.
Plan produced using PlanUp.


Directions

From the office continue to the end of Lammas Street and turn left. Carry on through the traffic lights and at the roundabout turn left, first junction. Carry on in the right hand lane and at the next roundabout take the 2nd junction straight on. Keep in the right hand lane and at the traffic lights carry on out of town over the bridge. At the roundabout take the 2nd junction and carry on through Pensarn to the end and turn left. Carry on up the hill and at the brow turn left into Heol Blaengwastod. Carry on for 150 yards and turn left into Elder Grove, down the hill turn 2nd right carry on and the property will be found on the right 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

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 Page.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	43	
(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 property please contact :

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