

*Popular end of cul-de-sac location. Solar panels supplying electricity. Superb rural views to rear.  
Lovely low maintenance gardens.*



16 Maesydderwen Estate, Cwmdwyfran, Bronwydd Arms, Carmarthen. SA33  
6JE.

£162,500

R/4134/NT

\*\* An ideal investment or 1st time buyers property \*\* Situated in a quiet end of cul-de-sac location \*\* The property has double glazing \*\* Solar panels with battery storage units \*\* The property has a superb garden being low maintenance with some raised vegetable borders and a great selection of shrubs and flowers \*\* Spacious accommodation \*\* The main bedroom could be split to offer 2 bedrooms (stc.) \*\* Situated in the rural village of Cwmdwyfran some 4 miles north of Carmarthen town \*\* A popular location with superb property with internal viewing highly recommended \*\*

4 miles from Carmarthen town which offers shopping facilities, national and traditional retailers, junior and secondary schools, bus and rail station and M4 dual carriageway connection is available. Conveniently located for West Wales General Hospital.



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## AGENTS COMMENTS

The property is well presented and in good decorative order. Benefits from oil fired central heating system with the solar panels to the roof with a battery storage unit and has double glazing and superb, lovely, low maintenance gardens with an abundance of scattered shrubs and flowers and having a lovely rural aspect and views to rear.

The accommodation comprises:

### Hallway

Entrance door, staircase to 1st floor, radiator and door to:

### Kitchen/Dining Room

2.4m x 4.3m (7' 10" x 14' 1") (max.) with rear entrance doorway, double glazed window to rear overlooking the garden with some rural views, a range of base units with worktops over and matching wall units, stainless steel sink unit with single drainer mixer tap attachment, integrated electric oven, microwave, space and plumbing for automatic washing machine, breakfast bar, localised wall tiles, radiator, access to under-stairs storage and door to:



### Living Room

5.13m x 3.15m (16' 10" x 10' 4") double aspect to front and rear with the rear overlooking the garden and rural views beyond, wall mounted electric fire, 2 x radiators.



## FIRST FLOOR

### Landing

With double glazed window to rear with superb views, loft access and door to:

### Bedroom 1

5.16m x 3.23m (16' 11" x 10' 7") double glazed window to front and rear, fitted wardrobe housing the hot water cylinder and radiator. Could be changed to 2 bedrooms STB regulations



### Bathroom

2.08m x 1.73m (6' 10" x 5' 8") opaque double glazed window to rear, panel bath, wash hand basin, shower cubicle with electric shower, localised wall tiles and radiator.



### Separate WC

Opaque double glazed window to rear, low level WC, wash hand basin, localised wall tiles.



### Bedroom 2

3.28m x 2.95m (10' 9" x 9' 8") double glazed window to front, fitted wardrobe and radiator.



### EXTERNALLY

Some superb, low maintenance gardens with golden pea gravelled area to front with water feature and fish. Side pedestrian access leading to the rear garden with a superb rural aspect and views. A meandering path through the garden area all being low maintenance with an abundance of scattered shrubs and flowers, raised beds for vegetable patches etc. Seating area to enjoy the sunny spots within the garden. Any garden lover would be impressed by the selection of flowers and shrubs.

The oil fired boiler which runs the central heating and hot water system is situated to the side of the property along with the oil tank and batter back-up for the solar panel system is situated to the rear of the property.



## 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

Mains water, electricity and drainage. Oil central heating system. Solar panels.

Tenure - Freehold.

Council Tax Band - C.

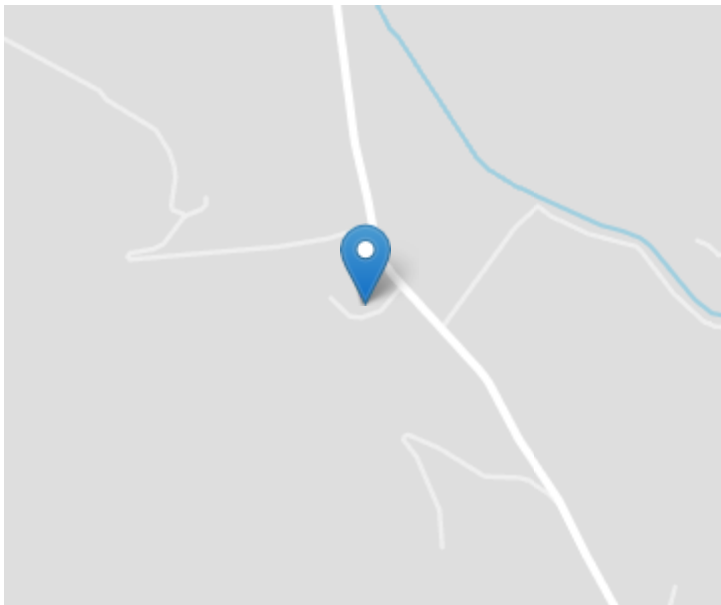
### Directions

From Carmarthen take the A484 north signposted Cynwyl Elfed, travelling through Brongwydd Road onto Bronwydd itself and continue on, dropping down the slope into Cwmdwyfran village. On entering turn 1st left into Maesydderwen Estate. Continue on to the very end where the property will be found on the right hand side.

**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>86</b> |
| (69-80) <b>C</b>                                   | <b>78</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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