

Sizeable 3 Bedroom Bungalow offering great potential. Large Garden Area Suitable for Dogs, Chickens & Possibly Plot (STP). Edge of Rural village location.



Brohedyn, Dre-Fach Felindre, Llandysul, Carmarthenshire. SA44 5YW.

£250,000

R/4427/NT

NO ONWARD CHAIN.

*** Sizeable plot with outbuilding to hold chickens. *** Potential for further plot STP *** 3 Bed Bungalow that has been partly modernised *** LPG central heating, double glazing, 2 shower rooms, utility room, ample parking, large plot and detached garage *** The property has a lot to offer and offers further potential. *** Three quarters of an acre *** The plot can make the property self sustainable and live off the land with a wonderful large garden area. *** A must view property. ***



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CARMARTHEN
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Location

The village of Drefach Felindre provides a good range of village amenities which include a useful village shop, health food store, fish & chip shop, public houses, primary schooling etc. The near by town of Newcastle Emlyn is 4 miles approx. and provides a wide range of shops, facilities, schools and amenities. Carmarthen Town is 16 miles approx where there are national and traditional retailers, Lyric theatre and cinema, eateries, council offices and hospital, bus and rail stations. Dual carriageway connection to the M4 motorway further 15 miles.

Hallway

Doors to

Kitchen/ Breakfast Room

3.02m x 2.90m (9' 11" x 9' 6")

Range of modern base units with work tops over and matching wall units, 1 1/2 drainer and sink unit, integrated dishwasher, space for range cooker with extractor hood over, tiled splashbacks, built in pantry cupboard, space for white goods, double glazed window to the front overlooking the garden, radiator.



Living Room

4.65m x 3.9m (15' 3" x 12' 10")

Double glazed window to the front overlooking the garden, radiator, door opening to:



Shower Room

3.07m x 1.65m (10' 1" x 5' 5")

Double shower cubicle, pedestal wash hand basin, WC, frosted double glazed window to the side, part tiled walls, radiator.



Utility

3.07m x 2.17m (10' 1" x 7' 1")

Fitted with a range of base units with single drainer sink, double glazed window to the rear, frosted double glazed entrance door to the side, plumbing for washing machine, space for white goods, Logic lpg gas fired boiler, airing cupboard housing hot water cylinder.



Hallway

Doors to

Dining Room

5.13m x 2.17m (16' 10" x 7' 1")

Large double glazed window to the rear, double glazed entrance door to rear porch, radiator, doors opening to:



Bedroom 1

4.65m x 3.20m (15' 3" x 10' 6")

Double glazed window to the front overlooking the garden, fitted wardrobes, radiator.



Bedroom 2

3.03m x 2.58m (9' 11" x 8' 6")

Double glazed window to the front overlooking the garden, radiator.



Bedroom 3

3.03m x 2.58m (9' 11" x 8' 6")

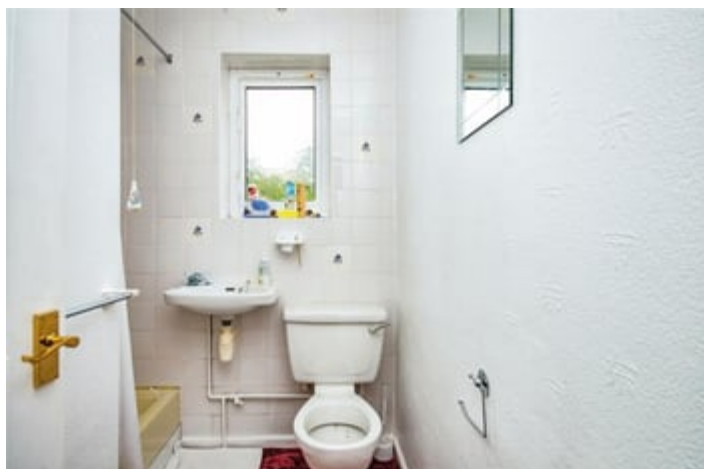
Double glazed window to the rear, radiator.



Shower Room

2.05m x 2.05m (6' 9" x 6' 9") L Shaped max measurement.

Corner shower cubicle, wash hand basin, WC, radiator, part tiled walls, frosted double glazed window to the side.



Garage

With up and over garage door, power and lighting, pedestrian side access.

Externally

The bungalow is positioned down a private driveway off a cul de Sac within a large mainly level plot amounting to three quarters of an acre. Front and side gardens mainly laid to lawn with a mature shrub border, a rear patio seating area, useful sheds, and a pond. Partly bounded by a river to the rear. Gated access leads to a small wooded area. Corrugated Iron outbuilding useful as chicken shed or store/workshop.





Council Tax Band

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

Services

Mains water, electric and private drains. LPGas central heating and hot water system.

Tenure and Possession

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

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.

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway. Garage. Off Street.
Private.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: F (35)

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

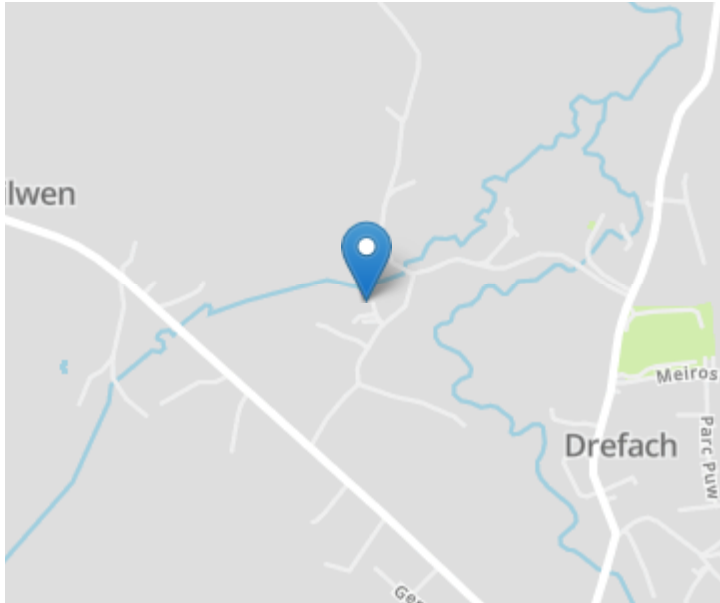
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

4G great data and voice



Directions

Directions : From Carmarthen A 484 north towards Newcastle Emlyn, travel through Bronwydd, Cynwyl Elfed, Cwmdud, Rhos and onto Saron, pass the garage and football ground, By the Llwyndafydd Public House turn left for Drefach Felindre. Continue to the village and at the T junction turn left. Pass the shop and at the T junction turn right. Pass JE Rees tractor garage and after a short distance turn right. Pass the plots and follow the s bend and turn left in the cul de sac and the property will be found on the right hand side shown by a Morgan and Davies for sale board.


These3words location : [///lovelystation.scornful](https://lovelystation.scornful).

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	35	
(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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