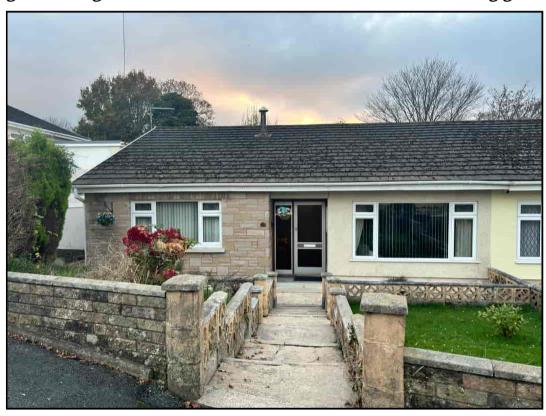




Estate Agents | Property Advisers Local knowledge, National coverage

Bungalow in a Popular Location on Outskirts of Carmarthen Town. Large reception room, and good sized garden area to rear. In need of modernization offering good sized accommodation.









18 Penymorfa, Llangunnor, Carmarthen. SA31 2NP.

£250,000

R/4411/NT

*** Traditional build in a popular location on the outskirts of Carmarthen Town. *** Well built the property is in need of modernization but offers good sized accommodation. *** The property has a drive and garage with garden area to front and enclosed garden to rear with glasshouse level garden, double glazing and oil central heating system.*** Within a popular area of Llangunnor and on the outskirts of the county and market town of Carmarthen. ***

Location

Situated in the popular rural village of Llangunnor. Close to junior school, shop and easy access for the A 48 Swansea road and close to Dyfed Powys Police Headquarters and Carmarthen Town is under a mile with traditional and national retailers, junior & secondary schools, Lyric Theater and cinema, leisure facilities and eateries, bus and mainline train station linking to London Paddington.

Front Hallway

Loft access, double doors to airing cupboard with oil boiler running the central heating and hot water system and doors to

Bedroom

 $4.27m \times 3.6m (14' 0" \times 11' 10")$ Window to front, wardrobe and radiator.



Bathroom

1.9m x 2.9m (6' 3" x 9' 6")

Shower cubicle, vanity wash hand basin, WC, white towel radiator, windows to side. Localized wall tiles.



Bedroom

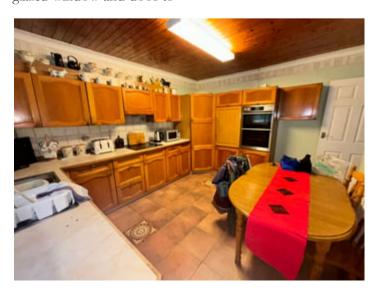
2.48m x 3.06m (8' 2" x 10' 0") Window to rear and radiator.



Kitchen / Breakfast Room

3.3m x 4.1m (10' 10" x 13' 5")

Range of base units with worktops over and matching wall units, one and a half bowl sink unit with single drainer. Electric oven and 4 ring hob. Plumbing and space for washing machine and tongue and grooved ceiling. Secondary glazed window and door to





Living Room

3.65m x 5.41m (12' 0" x 17' 9")

Window to front, radiator, feature fireplace with mantle and matching hearth. Wall lights.



Sun Room

2.8m x 1.6m (9' 2" x 5' 3")

Window to side and rear, radiator and rear door.





Garage

3.5m x 5.8m (11' 6" x 19' 0")

Up and over door, window and pedestrian access door to rear.

Externally

Front forecourt garden area with central pathway to the front door. Drive sloping and narrow leading to the garage. Rear garden area which includes a patio area and level lawned garden. Glasshouse and garden shed. Some views are enjoyed towards town.





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Tenure and Possession

We are informed that the property is of freehold Tenure.

Services

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

Council Tax Band

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - 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/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.



Directions

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.

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

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