

*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. \*\*\*



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## 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 x 3.6m (14' 0" x 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.



**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](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**  
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