

*Beautiful Home for the Modern Family. Spacious Light & Roomy Home with a Large Block Paved Drive. Could be Easily Split for multi Generational Living. Rural but Convenient Village Location.*



The Dormers, Maeslan, Llanelli, Carmarthenshire. SA15 5BE.

£300,000

R/5032/NT

Versatile family home that would suit most purchasers. Could be split for elderly relative, AirBnB purposes or for older teenagers in the household. Offering spacious accommodation and in good decorative order the property has oil central heating and double glazing. 2 Staircase, 2 reception rooms, utility room and former garage ideal for office, Gym or bedroom.

Rural views are enjoyed from the property. Block paved drive, low maintenance enclosed garden area to rear. Situated in a rural village with a great community and conveniently situated for access to Carmarthen, Llanelli and Cross Hands with M4 dual carriageway connection.



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## Location

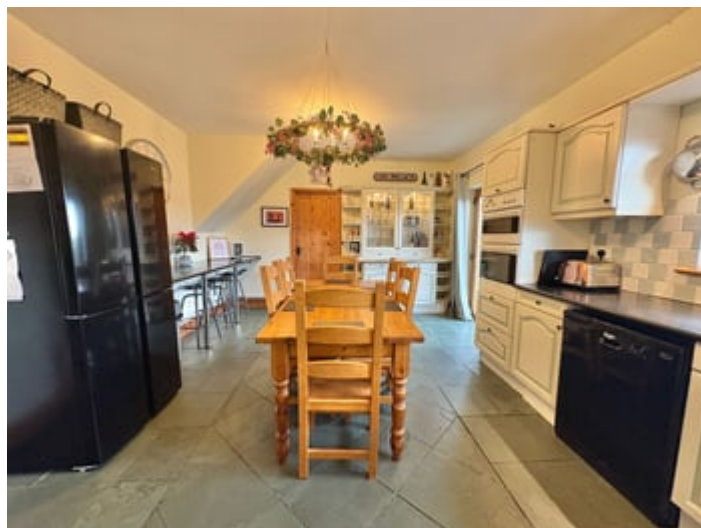
Situated in the centre of the village of Mynyddcerrig. A rural village with a great community. The village has junior school, club and hall. Centrally located for access to Drefach and Pontyberem both offer excellent facilities with good day to day facilities. Carmarthen ( 10 Miles) and Llanelli ( 12 Miles) offer traditional and national retailers, schools, leisure facilities, bus and rail stations. Cross Hands 5 miles approx with ever growing retail park and M4 dual carriageway connection via the A 48. Pembrey Country park with large sandy beach, dry ski slope, enclosed cycle track and woodland walks is 13 miles, Burry Port Harbour is a further 2 miles. Ffoslas Horse racing Course is 8 miles. National Botanic Gardens of Wales is 4 miles approx.

## Entrance Hallway



Stairs to first floor, radiator, doors to:

## Kitchen / Dining Room



5.92m x 3.94m (19' 5" x 12' 11")

Lovely Party room with French Doors leading to Living Room. Range of base units with worktops over and matching wall cupboards, sink unit with mixer tap attachment, electric hob with extractor hood over, built in electric oven, plumbing for dish washer, radiator, breakfast bar to side, window to front tiled flooring, fridge space, radiator, French doors to front patio area, door to:



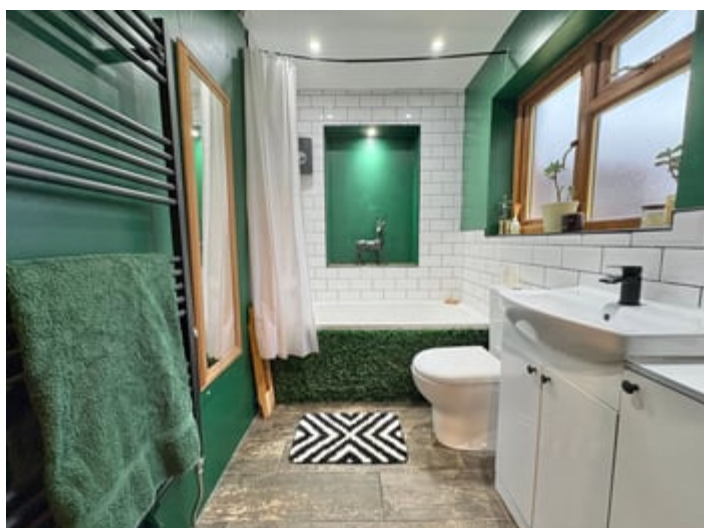
## Living Room



5.51m x 3.96m (18' 1" x 13' 0")

French doors to rear patio/garden area, wood style flooring, radiator. Window to front.

## Bathroom



2.13m x 1.55m (7' 0" x 5' 1")

Panelled bath with side screen and shower over, WC, vanity unit with wash hand basin, heated towel rail, localised wall tiles, extractor fan.

## Inner Hallway

Stairs to first floor, under stair storage space, doors to:

## Bedroom / Sitting Room



3.94m x 3.15m (12' 11" x 10' 4")

French double glazed external doors providing independent access, radiator and would be ideally suited for teenagers/elderly persons having potential for air bnb (STC).

## Office / Hobby Room

3.63m x 2.95m (11' 11" x 9' 8")

French double glazed doors to rear patio/garden, radiator, door to:





## Utility



3.18m x 1.47m (10' 5" x 4' 10")

Fitted base cupboards with work top and sink unit, plumbing for washing machine and dryer.

## Main Landing

Approached from entrance hall, window to front with lovely views, doors to:

## Bedroom 1



4.22m x 3.61m (13' 10" x 11' 10")

Window to front with village and country views.

## WC



Wash hand basin and WC.

## Bedroom 2



5.11m x 3.30m (16' 9" x 10' 10")

Window to front with lovely views, radiator, door to:



**Landing**



**Bedroom 3**



Main landing area with window to front having lovely views, radiator, door to:



**Shower Room**



2.36m x 0.79m (7' 9" x 2' 7")

Tiled shower cubicle, WC, wash basin.



4.09m x 3.61m (13' 5" x 11' 10")

Window to front, radiator.

**Externally**

Impressive large paved driveway and forecourt providing good parking and turning area. Front paved patio/seating area to relax and enjoy. Enclosed rear patio/garden being safe and enclosed for children to play and dogs. Outside covered area with side pathways.







## SERVICES

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and oil central heating.

## TENURE AND POSSESSION

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

## COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: F.

## 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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.



## MATERIAL INFORMATION

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**Council Tax:** Band F

N/A

**Parking Types:** Driveway.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (66)

**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

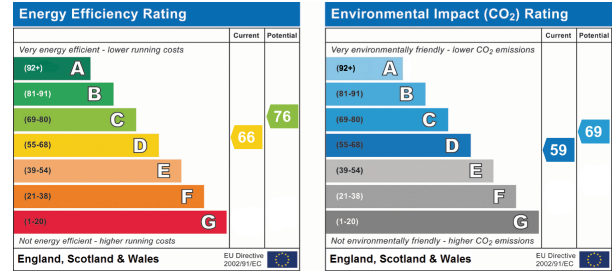
**The existence of any public or private right of way?**  
No





## Directions

Directions : From Carmarthen take the A 48 east towards Cross Hands. After 7 miles turn off for the Porthyrhyd and Botanic Gardens turning. At the roundabout take the 3rd junction off towards Porthyrhyd village and at the T junction turn left for Drefach. Carry on into the village of Drefach pass the cricket club and Gargage/ Shop and turn next right. At the mini roundabout take the 2nd junction and carry onto the T junction and turn Right. Carry on this road through Capel Seion and Mynyddcerrig village, pass the turning for the Fishery and carry on. The property will be found on the right hand side just before Maeslan and a row of terrace houses on the left hand side. Shown by a Morgan and Davies for sale board.



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

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