

*Spacious family residence in a quiet cul-de sac. Popular village location. Some superb views to rear. Suitable to split for annex.*



4 Coed-Y-Felin, Abergwili, Carmarthen, Carmarthenshire. SA31 2JN.

£375,000

R/4135/NT

\*\* Situated in a quiet cul-de sac \*\* On the edge of the village of Abergwili \*\* A spacious 4 bedroom bungalow which could be split to offer an annex or similar (stc). \*\* The property offers good sized accommodation \*\* Double glazing \*\* Oil central heating \*\* The property is in need of some sympathetic modernisation \*\* In an elevated position with some superb views to rear and also overlooks the Carmarthen Quins rugby club grounds \*\* Garden area to side and rear \*\* Tarmac parking area and car port to front \*\*

Although under the Abergwili postmark, the property is situated outside of the village in a rural location. A short walk to the village itself which offers public house, eateries, junior school etc and is less than 2 miles from Carmarthen town centre which offers shopping facilities with national and traditional retailers, junior and secondary schools, bus and rail station and M4 dual carriageway connection is available. Situated close to Carmarthen museum which is situated in Abergwili and also the soon to be cycle path which will connect between the towns of Carmarthen and Llandeilo.



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## ACCOMMODATION

### Hallway

With radiator and door to airing cupboard and off to:

### Living Room

5.1m x 3.8m (16' 9" x 12' 6") Lp gas flame effect fireplace, patio doors to rear overlooking the garden and having views beyond, radiator.



### Dining Room

3.1m x 5.4m (10' 2" x 17' 9") double glazed window to front and rear, radiator, feature beams.



### Reception Porch

2.5m x 2.7m (8' 2" x 8' 10") double glazed window to front, double glazed door to front.

### Kitchen/Dining Room

5.5m x 3.6m (18' 1" x 11' 10") with a range of base units with worktops over, matching wall units, stainless steel sink unit with single drainer, front door, tiled floor. Oil fired boiler which runs the central heating and hot water system.



### Utility

2.01m x 2.11m (6' 7" x 6' 11") double glazed window to side, wall units, plumbing for washing machine.

### Dining Room

2.7m x 3.18m (8' 10" x 10' 5") patio door to rear and radiator.

### Bedroom

4.17m x 3.19m/3.93m (13' 8" x 10' 6"/12'11") double glazed window to rear, fitted wardrobe and radiator, wall lights.



### En-Suite

2m x 1.9m (6' 7" x 6' 3") with corner bath, WC, wash hand basin, radiator.

### Bedroom

2.6m x 1.9m (8' 6" x 6' 3") double glazed window to side and radiator

### Bedroom

3.67m x 3.23m (12' 0" x 10' 7") fitted wardrobe, double glazed window to front and radiator.

### Bedroom

3.37m x 3.34m (11' 1" x 10' 11") double glazed window to front and radiator.

### Bathroom

2.2m x 2.5m (7' 3" x 8' 2") panel bath, pedestal wash hand basin, low flush WC, radiator, localised wall tiles, double glazed window to side.



## EXTERNALLY

Front entrance to tarmacadam parking and turning area and car port to side.

Side lawned garden opening out to a rear lawned garden with scattered shrubs and trees. The rear has an elevated position and overlooks the Carmarthen Quins training ground and rugby fields and a lovely rural aspect beyond.





### **Tenure and Possession**

We are advised that the property is of Freehold Tenure

### **Council Tax**

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

### **Services**

We are advised by the current owner that there is mains water, electricity and drainage at the property. Oil fired central heating and LP gas fire to living room.

### **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.

## Ground Floor

Approx. 145.2 sq. metres



Total area: approx. 145.2 sq. metres

This floorplan is for illustrative purposes only and is not drawn to scale.  
Plan produced using PlanUp.


## Directions

From Carmarthen taken the A40 east signposted Llandeilo. Proceed through the village of Abergwili onto the roundabout and take the 2nd exit off towards Carmarthen Quins club. Continue on and just before the Quins Club entrance on the left hand side, turn right into Coed y Felin and the property will be found after a short distance on the right hand side as identified by a Morgan & Davies for sale board.

**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' .

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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>		
(69-80)	<b>C</b>		<b>70</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>30</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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