

*Spacious home ideal for first time buyers, featuring an open plan kitchen and dining area, private parking and a generous rear garden, set within a charming rural village with a strong community spirit.*



2 Caerwenog, Trelech, Carmarthen. SA33 6RU.

£170,000

R/5063/NT

Ideally suited to first time buyers or as a family home, this well presented property is maintained in good decorative order and offers generously proportioned accommodation throughout. The open plan kitchen and dining area features patio doors leading out to a large rear garden, perfect for everyday living and entertaining. To the front is a tarmac parking area with gated access. Additional benefits include oil fired central heating and a mix of PVC double and single glazing. Located in the heart of the village, the property is conveniently positioned for St Clears, Newcastle Emlyn and Carmarthen.



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## Location

Situated in the rural village of Trelech, which benefits from a junior school, village public house and places of worship. The town of St Clears lies approximately 10 miles away, providing access to the A40 dual carriageway. Newcastle Emlyn is around 9 miles distant, while the county town of Carmarthen is approximately 14 miles away. The location also offers good access to the Pembrokeshire and Ceredigion coastline.

## Hallway

Generous hallway, with under stairs storage & staircase & Radiator. Doors leading to



## Living Room

3.9m x 3.3m (12' 10" x 10' 10")

Window to front, tv hook up and radiator.



## Kitchen & Dining Area.

6.4m x 3m & 1.8 x 2.4 (21' 0" x 9' 10")

Range of base units with worktops over and matching wall units including display cabinets. One and a half bowl sink unit with single drainer. Space for dish washer and plumbing. Oven, grill and 4 ring electric hob. Window to side and rear. Patio door to rear overlooking the garden and side entrance door to garden.



### Landing

Large landing space with double glazed window to side. Loft access and doors to.

### Front Bedroom 3

2.9m x 2.4m (9' 6" x 7' 10") Max.

PVC glazed window to front. Radiator and store cupboard.



### Front Bedroom 2

3.4m x 3.3m (11' 2" x 10' 10")

PVC glazed window to front, radiator and fitted wardrobe.



### Rear Bedroom 1

4.3m x 3m (14' 1" x 9' 10")

2 x Double glazed windows to rear. Radiator.



## Bathroom

2.1m x 1.66m (6' 11" x 5' 5")

Panelled bath with shower and side screen over. Pedestal wash hand basin, WC and chrome towel radiator.



## Externally

Gated and pillared entrance to parking area to front of property and lawned garden. Side pedestrian access to rear level lawned garden area with second area beyond with summer house. To the side of the property is a garden store shed with Oil fired boiler. Separate WC. Store room.





### **Council Tax**

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

### **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.

### **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.

## MATERIAL INFORMATION

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**Council Tax:** Band C

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:** Level access.

### Construction Type

Traditional

**EPC Rating:** E (46)

**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

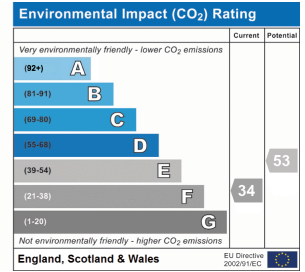
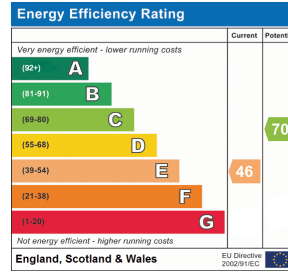
**Any easements, servitudes, or wayleaves?** No

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



### Directions

From Carmarthen take the A 40 west towards St. Clears. After 2 miles turn right towards Bancyfelin and again right towards Meidrim onto the B4298. Travel to the village of Meidrim and go over the narrow bridge and turn first right for Trelech on the B 4299. Travel to Trelech and in the village go round the sharp right bend pass the pub and Caerwenog is found on the left hand side. The property is found with the Morgan and Davies for sale board.



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

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