

A convenient mid terraced 2 bedroomed cottage with off lying garden. Drefach Velindre, near Llandysul, West Wales



Green Park, Meiros Lane, Drefach Velindre, Llandysul, Carmarthenshire.
SA44 5UJ.

£120,000

REF: R/4176/LD

*** No onward chain *** Attention 1st Time Buyers or Investment Purchasers *** An appealing and well appointed 2 bedroomed mid terraced cottage *** UPVC double glazing, electric heating and Broadband connectivity *** Modern kitchen and bathroom *** Off lying garden laid to lawn with mature hedge and fence line

*** Conveniently positioned - Centre of Village with a good range of local facilities with Convenience Store, Take-Away's, Public Houses and Places of Worship *** Short drive to the Market Towns of Llandysul and Newcastle Emlyn *** Contact us today to view

*** Leasehold property with 134 years remaining



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LOCATION

Conveniently positioned centrally within the rural Village of Drefach Velindre with a good range of local facilities including Primary School, Public Houses, Shops and Places of Worship, approximately 3 miles from the Teifi Valley Market Towns of Llandysul and Newcastle Emlyn, both offering a good range of facilities, and only some 14 miles North from the County Town and Administrative Centre of Carmarthen.

GENERAL DESCRIPTION

An attractive and period style terraced cottage offering refurbished 2 bedroomed accommodation with a modern kitchen and bathroom and benefiting from UPVC double glazing and electric heating.

The property also has an off lying garden area laid to lawn with mature hedge and fenced boundaries located approximately 20 yards from the property, as noted within the Land Registry Plan attached.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

OPEN PLAN LIVING AREA

13' 9" x 9' 2" (4.19m x 2.79m). A fitted Kitchen with a range of wall and floor units with work surfaces over, single sink and drainer unit, electric oven, 4 ring hob with extractor hood over, two radiators, plumbing and space for automatic washing machine, staircase to the first floor accommodation with understairs storage cupboard, UPVC front entrance door.



KITCHEN AREA



LIVING AREA



FIRST FLOOR

LANDING

Leading to

FRONT BEDROOM 1

13' 9" x 9' 5" (4.19m x 2.87m). With built-in cupboard over the stairs and radiator.



REAR BEDROOM 2

9' 0" x 7' 1" (2.74m x 2.16m). With radiator.



BATHROOM

A modern 3 piece suite comprising of a panelled bath with shower and screen over, low level flush wc., pedestal wash hand basin.



EXTERNALLY

GARDEN

An off lying garden area is located approximately 20 yards from the property (as noted on the attached Land Registry Plan) having a level lawned area with mature hedge and fenced boundary offering great outdoor space.



AGENT'S COMMENTS

A convenient mid terraced 2 bedroomed cottage with off lying garden.

TENURE AND POSSESSION

We are informed the property is of Leasehold Tenure with 134 years remaining on the Lease. We are informed by the current Owners that there is no service charge or ground rent to be paid.

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'B'.

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.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

H.M. LAND REGISTRY

TITLE NUMBER

WA 535083

ORDNANCE SURVEY
PLAN REFERENCE

SN3538

SECTION F

Scale 1/1250
Enlarged from
1/2500

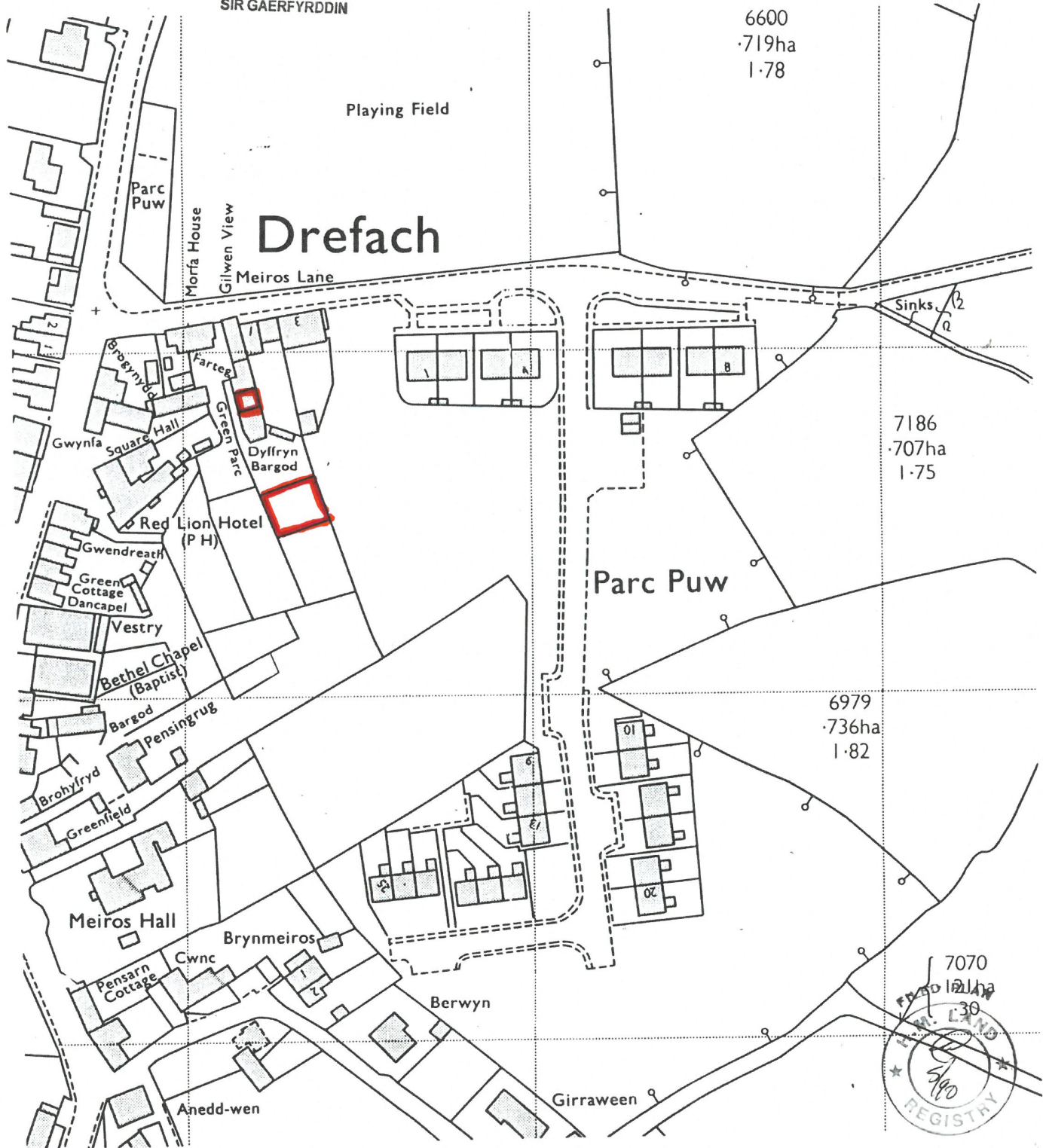


COUNTY DYFED

DISTRICT CARMARTHEN

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ADMINISTRATIVE AREA
CARMARTHENSHIRE
SIR GAERFYRDDIN



Directions

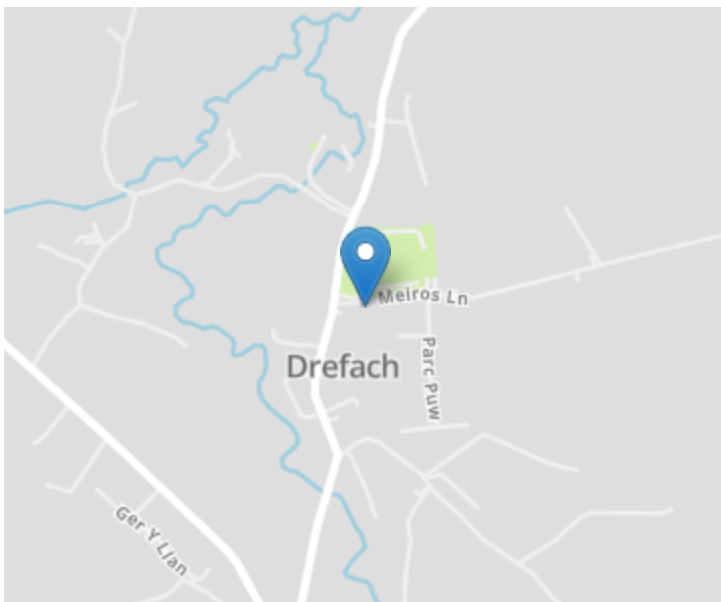
From Newcastle Emlyn take the A484 towards Llandysul. Continue to the Village of Pentrecagal, turning right signposted Drefach Velindre. In the centre of the Village turn left passing the Public House and then turning right by the Park. The property can be found beside Meiros Lane with a roadway leading to the terrace.

what3words will point you to where the properties lies on the map - ethic.split.sprayed

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@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'.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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

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