MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A character 3/4 bedroomed semi detached house with enclosed rear garden. Centre of Village location. Llanwrda, West Wales

Croes Cottage, Llanwrda, Carmarthenshire. SA19 8HD.

£275,000

REF: R/4967/LD

*** An appealing semi detached property *** Deceptive and spacious 3/4 bedroomed, 3 bathroomed accommodation *** Formerly a Tea Room - Now offering an extensive Family home *** Full of original character and charm *** Oil fired central heating, double glazing and good Broadband connectivity

*** Enclosed rear garden with pergola, garden shed and lawned areas - Being private and not overlooked *** Popular centre of Village location

*** Within close proximity to the A40 giving good access to the Brecon Beacons National Park *** 2.5 miles from the thriving Market Town of Llandovery and 6 miles from the Market Town of Llandeilo *** The perfect Family home in a convenient location *** Primary and Secondary Schooling nearby *** Viewings recommended - Contact us today

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LOCATION

Located just 100 metres off the A40 London to Fishguard trunk road on the edge of the Brecon Brecon Beacons National Park, just 2.5 miles from the thriving Market Town of Llandovery and 6 miles from the Market Town of Llandeilo.

GENERAL DESCRIPTION

Croes Cottage is formerly a popular Tea Room but now offers a large Family home. It offers comfortable accommodation with 3/4 bedrooms along with 3 bathrooms. The former Tea Room now offers a large Family room with a bedroom over.

The property benefits from oil fired central heating, double glazing and good Broadband connectivity.

To the rear lies an enclosed garden area mostly laid to level lawn with flower and shrub borders, a large pergola and a garden shed.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door, staircase to the first floor accommodation, quarry tiled flooring.

KITCHEN

17' 8" x 10' 7" (5.38m x 3.23m). An oak veneer fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, eye level oven and grill, 4 ring electric hob with extractor hood over, plumbing and space for automatic washing machine and dishwasher, quarry tiled flooring.

LIVING ROOM (FORMER TEA ROOM)

21' 1" x 11' 7" (6.43m x 3.53m). With tiled flooring, feature tiled fireplace, radiator, staircase to the bedroom above, front

and rear entrance doors.

BEDROOM 3 (FIRST FLOOR BEDROOM ABOVE LIVING ROOM)

21' 6" x 11' 5" (6.55m x 3.48m). With radiator.

SHOWER ROOM

10' 3" x 5' 8" (3.12m x 1.73m). With double door vanity unit with wash hand basin, low level flush w.c., shower cubicle, radiator.

GROUND FLOOR BEDROOM 4

11' 9" x 10' 10" (3.58m x 3.30m). With radiator, exposed stone walls.

FIRST FLOOR

GALLERIED LANDING

With window to the rear overlooking the rear garden, access to the loft space, radiator.

BATHROOM

6' 6" x 10' 7" (1.98m x 3.23m). Recently refurbished comprising of a panelled bath with Triton shower over, low level flush w.c., pedestal wash hand basin, wood panelled

walls, radiator.

FRONT BEDROOM 2

10' 7" x 11' 1" (3.23m x 3.38m). With radiator, built-in wardrobes.

BEDROOM 1

18' 0" x 9' 0" (5.49m x 2.74m). With radiator, built-in wardrobes, feature fireplace.

EN-SUITE TO BEDROOM 1

A modern suite comprising of a corner shower cubicle, low level flush w.c., pedestal wash hand basin, extractor fan.

EXTERNALLY

GARDEN

The property enjoys an enclosed and private garden area laid mostly to lawn with delightful flower and shrub borders. A particular feature of the garden is its large pergola providing

fantastic shelter all year round. There also lies a further patio area. The property enjoys Pedestrian access to the side.

GARDEN SHED

8' 0" x 6' 0" (2.44m x 1.83m).

USEFUL OUTHOUSE

Formerly a w.c.

PARKING

Parking to the front of the property.

AGENT'S COMMENTS

A character Family home in a popular and convenient location close to Llandovery and Llandeilo.

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. 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, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry
Official copy of title plan

Title number **CYM683451**
Ordnance Survey map reference **SN7131NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir Gaerfyrddin**

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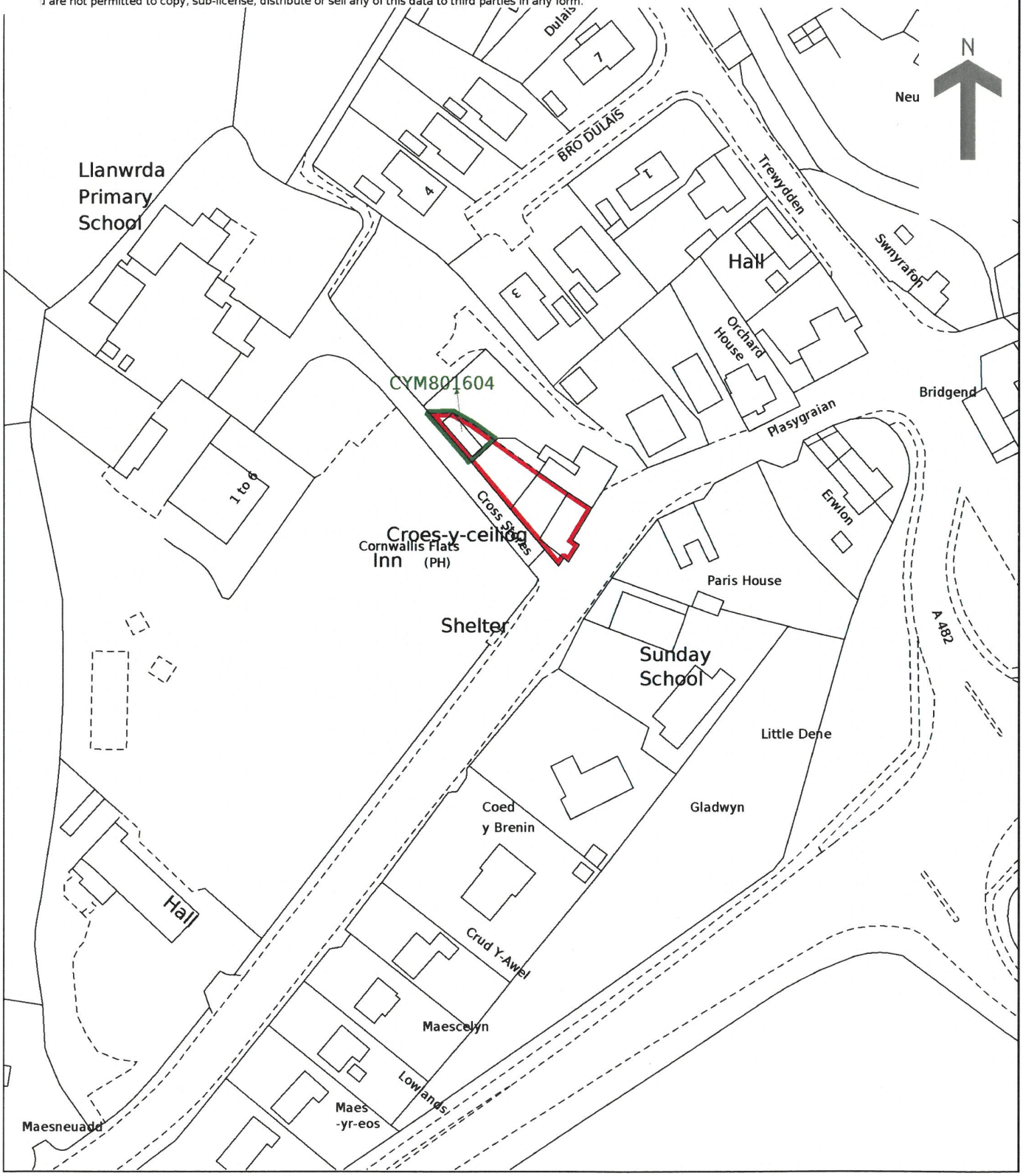

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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Council Tax: Band B
N/A
Parking Types: None.
Heating Sources: Double Glazing. Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: E (45)
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

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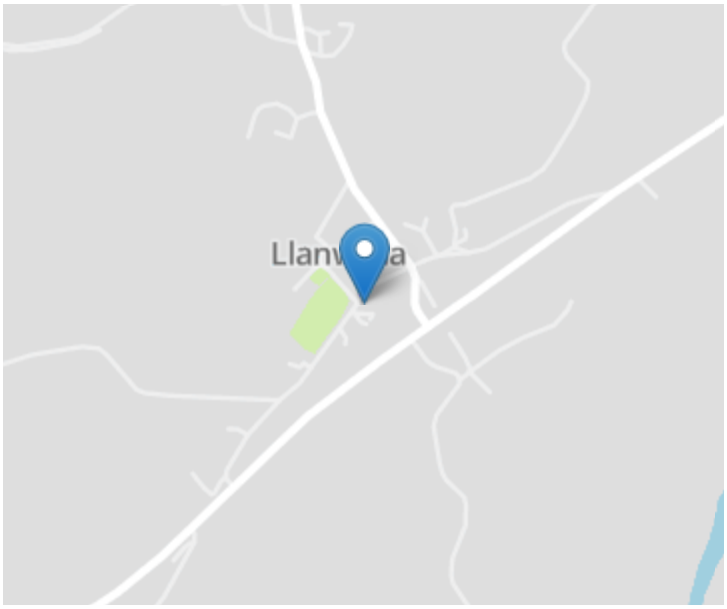

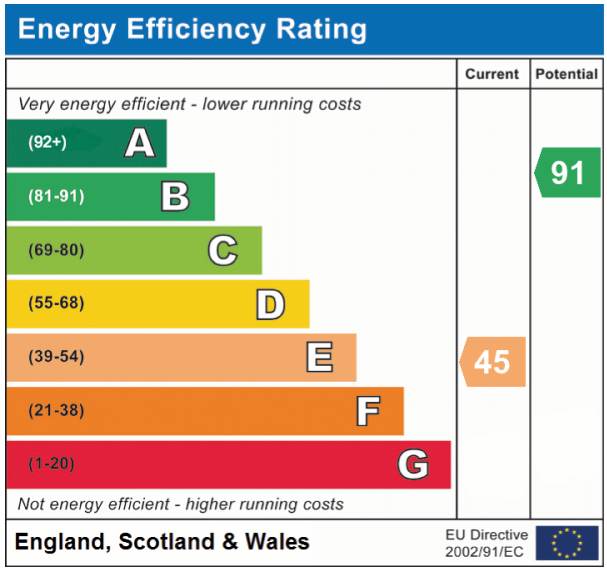

Directions

Once reaching Llanwrda off the A40 turn left at the Former Post Office and the property will be located thereafter on your right hand side, as identified by the Agents 'For Sale' board.

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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

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

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