

*A refurbished 3 bedroomed detached bungalow enjoying a convenient position with garage, ample parking and nice garden. Llanllwni, near Pencader, West Wales*



**Penrheol, Llanllwni, Pencader, Carmarthenshire. SA39 9DZ.**

**£259,950**

**REF: R/4206/LD**

\*\*\* A recently refurbished detached country bungalow \*\*\* Superbly presented with modern kitchen and bathroom \*\*\* Family sized 3 bedroomed accommodation with further loft conversion opportunity (subject to consent) \*\*\* Oil fired central heating with external boiler \*\*\* UPVC double glazing \*\*\* Good Broadband connectivity

\*\*\* Detached garage \*\*\* Extended parking area with parking for a number of vehicles or mobile home/caravan \*\*\* Level lawned garden area with mature hedge boundary \*\*\* Gravelled area with raised flower beds \*\*\* Two garden sheds and Chicken coup

\*\*\* Convenient to the Market Towns of Llanybydder, Lampeter and Llandysul \*\*\* A 25 minute drive to the County Town of Carmarthen with access to the M4 Motorway, Glangwili General Hospital and National Rail Networks \*\*\* The perfect Family home - Deserving early viewing



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## LOCATION

Llanllwni is a thriving and popular Village in the Teifi Valley, 12 miles North from the County Town of Carmarthen, 7 miles South from the University Town of Lampeter and 3 miles from the Market Village of Llanybydder. The Village of Llanllwni offers Junior School, two Public Houses and Restaurant, Convenience Store, Building Merchants and Places of Worship. Fine views are enjoyed and ideally positioned on the edge of the Brechfa Forest and Llanllwni Mountains to the immediate South.

## GENERAL DESCRIPTION

A refurbished and nicely presented 3 bedrooomed detached bungalow providing the perfect Family home with a modern kitchen, bathroom and utility space.

Externally it provides a detached garage/workshop, extended parking area for a motorhome or caravan or cars, etc., and the landscaped rear garden laid to lawn with a range of raised beds.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

With access via a UPVC front entrance door with side glazed panel, radiator, access to the loft space via a drop down ladder having electric and lighting and boarded for storage.

## LIVING ROOM

16' 8" x 13' 1" (5.08m x 3.99m). With an attractive feature fireplace and timber mantle over with tiled hearth incorporating a wood burning stove, radiator, timber flooring.

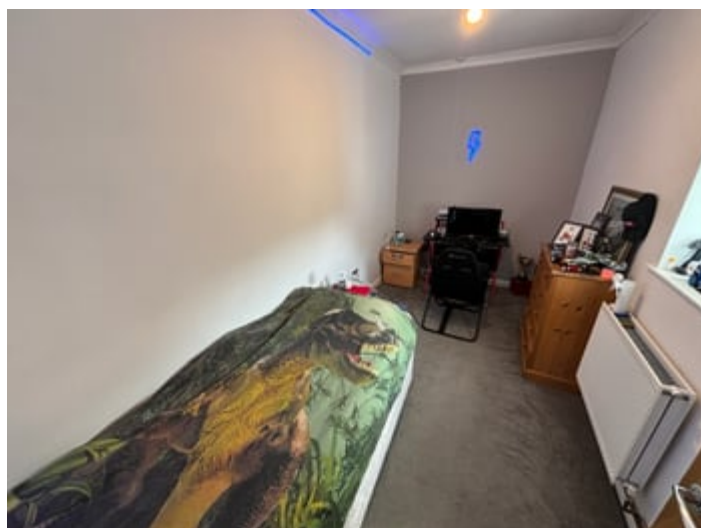


### LIVING ROOM (SECOND IMAGE)



## BEDROOM 3

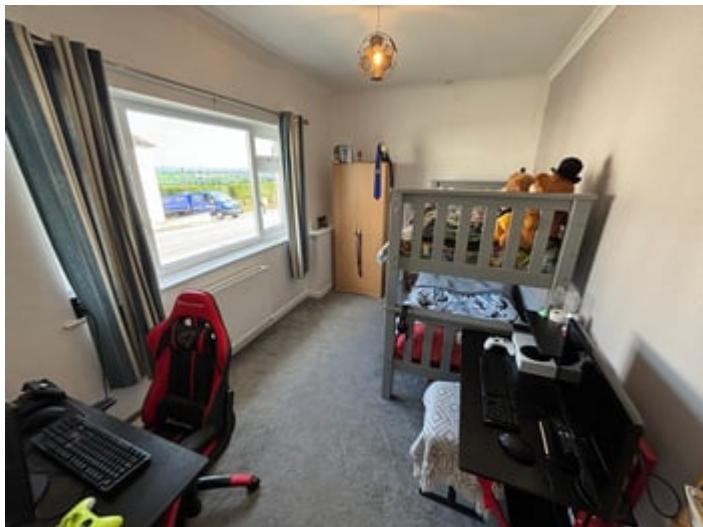
13' 7" x 8' 3" (4.14m x 2.51m). With radiator.





**BEDROOM 2**

13' 6" x 7' 1" (4.11m x 2.16m). With radiator.

**INNER HALLWAY**

With radiator, access to the loft space via a drop down ladder. Currently housing a hobby room/play room with electricity, lighting and a side window. This could offer itself nicely as a conversion (subject to consent).

**LOFT SPACE****BEDROOM 1**

13' 0" x 11' 3" (3.96m x 3.43m). With radiator.

**FAMILY BATHROOM**

A modern fully tiled suite with a 'his and her's wash hand basin and vanity unit, low level flush w.c., mirrored corner shower cubicle, chrome heated towel rail.



## UTILITY ROOM

8' 8" x 6' 3" (2.64m x 1.91m). With a fitted range of wall and floor units with stainless steel sink and drainer unit, plumbing and space for automatic washing machine, space for under counter fridge or tumble dryer, radiator, double aspect windows.



## KITCHEN

16' 9" x 12' 0" (5.11m x 3.66m). The WOW factor! The perfect Family kitchen in any home being newly refurbished with a Shaker style fitted kitchen with a range of wall and floor units with work surfaces over and two tone central island, eye level oven, 4 ring hob with extractor hood over, integrated fridge and freezer and dishwasher, oil fired Rayburn Range for cooking and hot water purposes.



## KITCHEN (SECOND IMAGE)



## KITCHEN (THIRD IMAGE)



## REAR PORCH

With UPVC rear entrance door.

## EXTERNALLY

### GARAGE

20' 0" x 12' 0" (6.10m x 3.66m). With a manual roller shutter door, fitted shelving, side service door, electricity and lighting connected.

### TWO GARDEN SHEDS

### CHICKEN COUP AND RUN



## GARDEN

The garden has recently been landscaped and now offers a level lawned garden being private with a mature hedge boundary. To the side lies a gravelled area with raised fruit and vegetable beds.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



## PARKING AND DRIVEWAY

There lies an extended parking area to the side of the garage being perfect for any motor home or caravan or for a further parking area.



REAR OF PROPERTY



## AGENT'S COMMENTS

A highly desirable country bungalow being beautifully presented and fully refurbished. Viewings are highly recommended.

## 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 - 'D'.

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

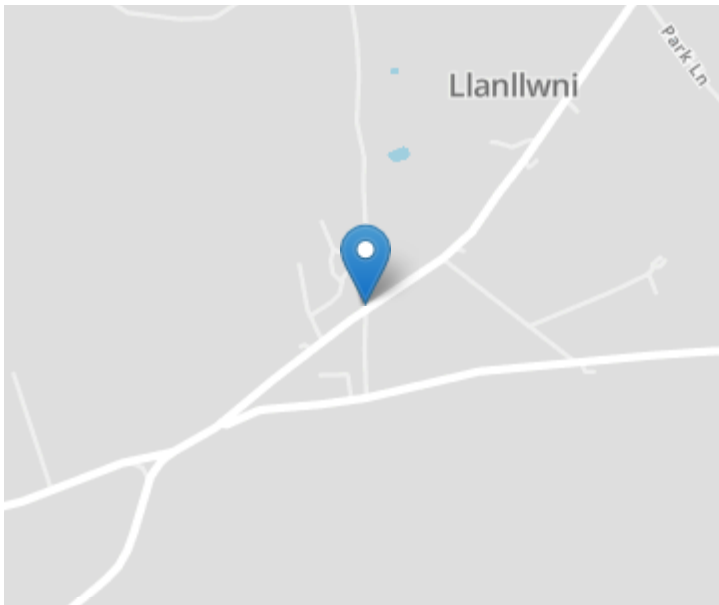
### Directions

From Lampeter take the A485 road South through Llanybydder towards Llanllwni. Once reaching Llanllwni the property will be located on your left hand side, opposite 'T.L. Thomas Building Merchants', 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](mailto:lampeter@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>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</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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