

Large Plot and plenty of parking 0.365 acre. Detached garage rural village with views to rear midway between Carmarthen and the beautiful Ceredigion coastline. Open plan Kitchen/ Dining



Gorwel, Saron Road, Pentre-Cwrt, Llandysul, Carmarthenshire. SA44 5DL.

£325,000

R/4041/NT

Family home set in a third of an acre, good parking area, detached garage and large garden/ pony paddock to rear ideal for a few chickens, pets or kept as garden area. The bungalow offers good sized rooms being light and in good decorative order. New LPGas central heating system, double glazing and wood burner to living room for the cozy nights in. Conservatory to rear overlooking the garden and patio area to enjoy the views and wildlife of the area.

The lovely rural village of pentrecwrt. Located on the edge of the village within easy walking distance of the pub, village hall & grocery store. Midway between Carmarthen and the Ceredigion coast line 15 and 17 miles approx. Close to the Teifi Valley Towns of Llandysul and Newcastle Emlyn both offering excellent facilities including shops, eateries and leisure facilities.



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CARMARTHEN
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Conservatory

8' 10" x 6' 7" (2.69m x 2.01m) Double aspect to rear. Rear door and door to

Kitchen / Dining Room

21' 4" x 10' 0" (6.50m x 3.05m). Range of base units with worktops over and matching wall units including display cabinet. One and a half bowl stainless steel sink unit with single drainer. Space for free standing cooker with extractor fan over. Fitted fridge, tiled floor, double aspect to front and side. Radiator, double doors to living room and door to



Utility Room

Plumbing for washing machine and coat hanging area.

Living Room

15' 10" x 11' 0" max (4.83m x 3.35m) Woodburner, double glazed window to front and radiator.

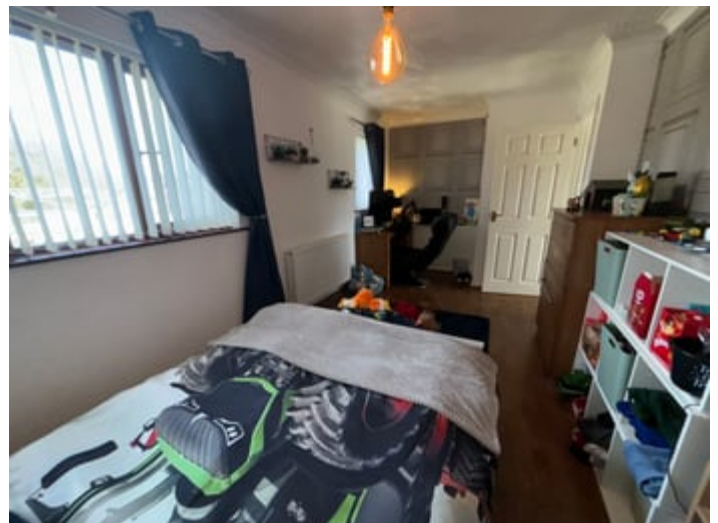


Front Hallway

Front door, radiator and doors to

Bedroom 2

17' 4" / 14' 7" x 8' 10" (5.28m x 2.69m) Double glazed window to rear. Radiator. Wood style flooring.





Inner Hallway

Airing Cupboard, loft access and door to

Bedroom

8' 0"/11'5 x 11' 5" (2.44m x 3.48m) Double glazed window to rear. Radiator.



Bedroom 3

11' 5" x 9' 6" (3.48m x 2.90m) Double glazed window to front.



Bedroom 4

9' 7" x 7' 0" (2.92m x 2.13m) Double glazed window to front and radiator.



Externally

Pillared and gated drive to tarmac drive for parking and turning area. Detached garage to the side with up and over door. The grounds extend to just over a third of an acre with level lawned garden to front. Side access to rear patio area with lawned garden beyond. Previously used as a pony paddock, equally suitable for self sufficiency garden keeping a few chickens or for the children to run freely.





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.

Tenure

The property is freehold. Vacant possession on completion.

Council Tax

The property is listed under the local authority of Carmarthenshire County Council. Council Tax Band - D

Services

Mains water, electric and drains. LPgas central heating system

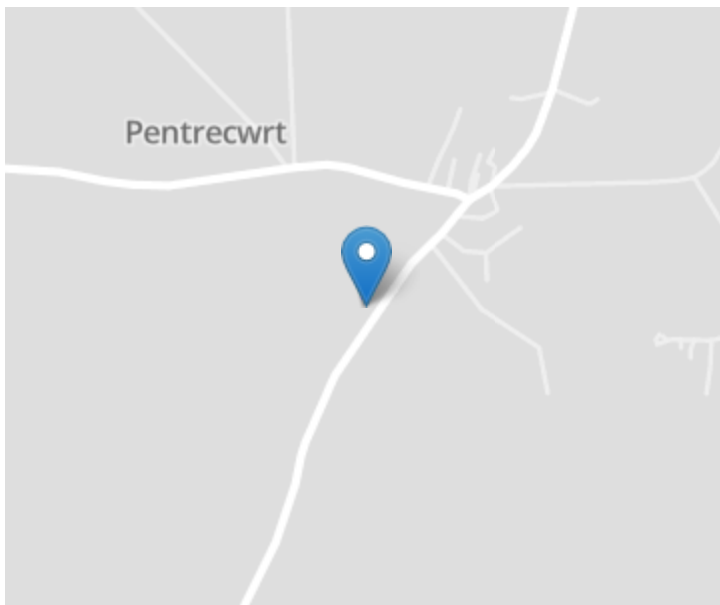
Directions


From Carmarthen take the A 484 north sign posted Newcastle Emlyn, travel through Bronwydd, Pentremorgan, Cynwyl, Cwmdud and onto Rhos and at Llangeler pass the garage and shop and turn right for Pentre Cwrt and Llandysul. Carry on down the hill and the property will be found on the left hand side on entering the village.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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