

A convenient country location. A detached 3/4 bedroomed home with garage, workshop and extensive front and rear gardens. Outskirts of Llandovery, West Wales



Gwernllwyn, Llanfair Road, Llandovery, Carmarthenshire. SA20 0YG.

£375,000 Offers in Region of

REF: R/4698/LD

*** No onward chain *** A convenient country position *** A deceptive 3/4 bedroomed property *** Nicely positioned on the outskirts of Llandovery - Approximately half a mile *** Modern and recently upgraded kitchen and shower room *** Spacious Family home being well appointed and presented

*** Set in an extensive plot being private and not overlooked *** Generous front lawned area with a gravelled driveway leading to the rear of the property with generous parking *** Rear South facing garden laid mostly to lawn *** Ornamental Fish pond being well stocked *** Greenhouse *** Useful detached garage - 28' x 15' *** Workshop - 18' x 15'10" *** Large patio area with fantastic views over the Towy Valley

*** Rural location - Within half a mile from the Market Town of Llandovery *** Remarkable views over the Towy Valley and the surrounding countryside *** Convenience on your doorstep but private and rural *** A must view home



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel: 01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel: 01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel: 01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

Gwernllwyn is located in a rural area within easy commuting distance to the Market Town of Llandovery, being within half a mile. Main amenities of the area are offered within the Town of Llandovery which is famous for Llandovery College School and is located within the Towy Valley with Rhandirmwyn and Llyn Brianne located 6 miles to the North. The Cardigan Bay Coastline and Carmarthen are both within a 25 minute drive with the M4 Motorway Intersection at Pont Abraham/Crosshands within similar travelling distance.



GENERAL DESCRIPTION



A convenient Family home positioned half a mile from the Market Town of Llandovery. The property offers refurbished 3/4 bedroomed accommodation with a modern kitchen and shower room.

Externally it enjoys a sizeable plot, being private and not overlooked, with generous lawned areas. To the rear lies a parking area, detached garage, workshop and greenhouse.

The property enjoys magnificent views over the surrounding countryside and Towy Valley.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC entrance door, staircase to the first floor accommodation.



GROUND FLOOR BEDROOM 4

12' 4" x 10' 10" (3.76m x 3.30m). With radiator.



OFFICE

14' 1" x 5' 11" (4.29m x 1.80m). With storage cupboard, dual aspect windows, UPVC entrance door to the side, spot lighting.



SHOWER ROOM

Recently refurbished with a walk-in shower with Triton electric shower, low level flush w.c., vanity unit with wash hand basin, heated towel rail.



LIVING ROOM

24' 0" x 10' 1" (7.32m x 3.07m). With electric fire and marble surround with mantle over, sliding doors to the side patio area, two radiators.



LIVING ROOM (SECOND IMAGE)



STUDY

10' 1" x 7' 4" (3.07m x 2.24m). With storage cupboard, opening onto the kitchen.



KITCHEN/DINER

21' 5" x 11' 8" (6.53m x 3.56m). A modern kitchen with a range of wall and floor units with work surfaces over, stainless steel and drainer unit, two eye level Zanussi ovens, Schott 4 ring induction hob with extractor hood over, integrated fridge and dishwasher, door to the rear porch, fantastic triple aspect windows with all round views.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)



UTILITY ROOM

8' 8" x 5' 0" (2.64m x 1.52m). With Thermecon oil boiler running all domestic systems within the property, plumbing for automatic washing machine, radiator.



W.C.

With low level flush w.c., wash hand basin.

REAR BOOT ROOM

10' 3" x 5' 0" (3.12m x 1.52m). With tiled flooring, panelled ceiling, rear entrance door to the parking and garden area.



FIRST FLOOR

LANDING

With storage cupboard, spot lighting, further airing cupboard with hot water cylinder and immersion.

BEDROOM 1

19' 2" x 8' 8" (5.84m x 2.64m). With radiator, double aspect windows with fantastic views over the Towy Valley.



EN-SUITE TO BEDROOM 1

A 3 piece suite comprising of a shower cubicle, low level flush w.c., pedestal wash hand basin, extractor fan, radiator, enjoying views over the rear garden.



BEDROOM 2

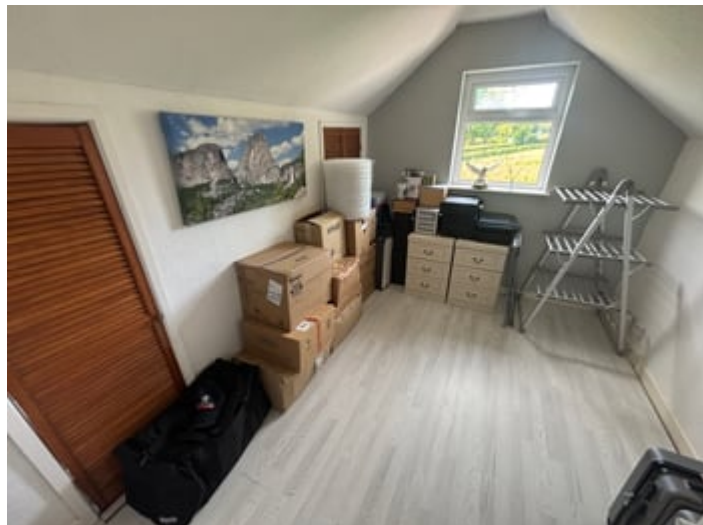
10' 11" x 10' 6" (3.33m x 3.20m). Being 'L' shaped, with spot lighting, radiator, fantastic views over the Towy Valley.



BEDROOM 3

10' 11" x 8' 7" (3.33m x 2.62m). With undereaves storage

areas, radiator.



EXTERNALLY

DETACHED GARAGE

28' 0" x 15' 0" (8.53m x 4.57m). Of block construction with corrugated iron roof, concrete flooring, large up and over door, electricity connected.



WORKSHOP

18' 4" x 15' 10" (5.59m x 4.83m). Located to the rear of the garden area, of block construction and concrete flooring.



GREENHOUSE

10' 0" x 8' 0" (3.05m x 2.44m).



GARDEN

The property enjoys an extensive plot with front and rear lawned garden areas. The gardens are private and not overlooked.



FRONT GARDEN

To the front of the property lies lawned areas with a central driveway leading up to the front of the property and to the

rear parking area.

REAR GARDEN

Again laid to lawn with a central path leading to the workshop, a delightful sun trap patio area, decking and ornamental Fish pond. To the side of the property also lies an extensive patio area with far reaching views over the Towy Valley.

GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



ORNAMENTAL FISH POND



PATIO AREA



REAR OF PROPERTY



PARKING AND DRIVEWAY



AERIAL VIEW



LLANDOVERY TOWN



FRONT OF PROPERTY



POSITION



AGENT'S COMMENTS

A well positioned and convenient Family home on the outskirts of Llandovery. A must view.

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 - 'F'.

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.

Ground Floor



First Floor



H.M. LAND REGISTRY

TITLE NUMBER

WA 565264

ORDNANCE SURVEY
PLAN REFERENCE

SN7735

Scale
1/ 2500

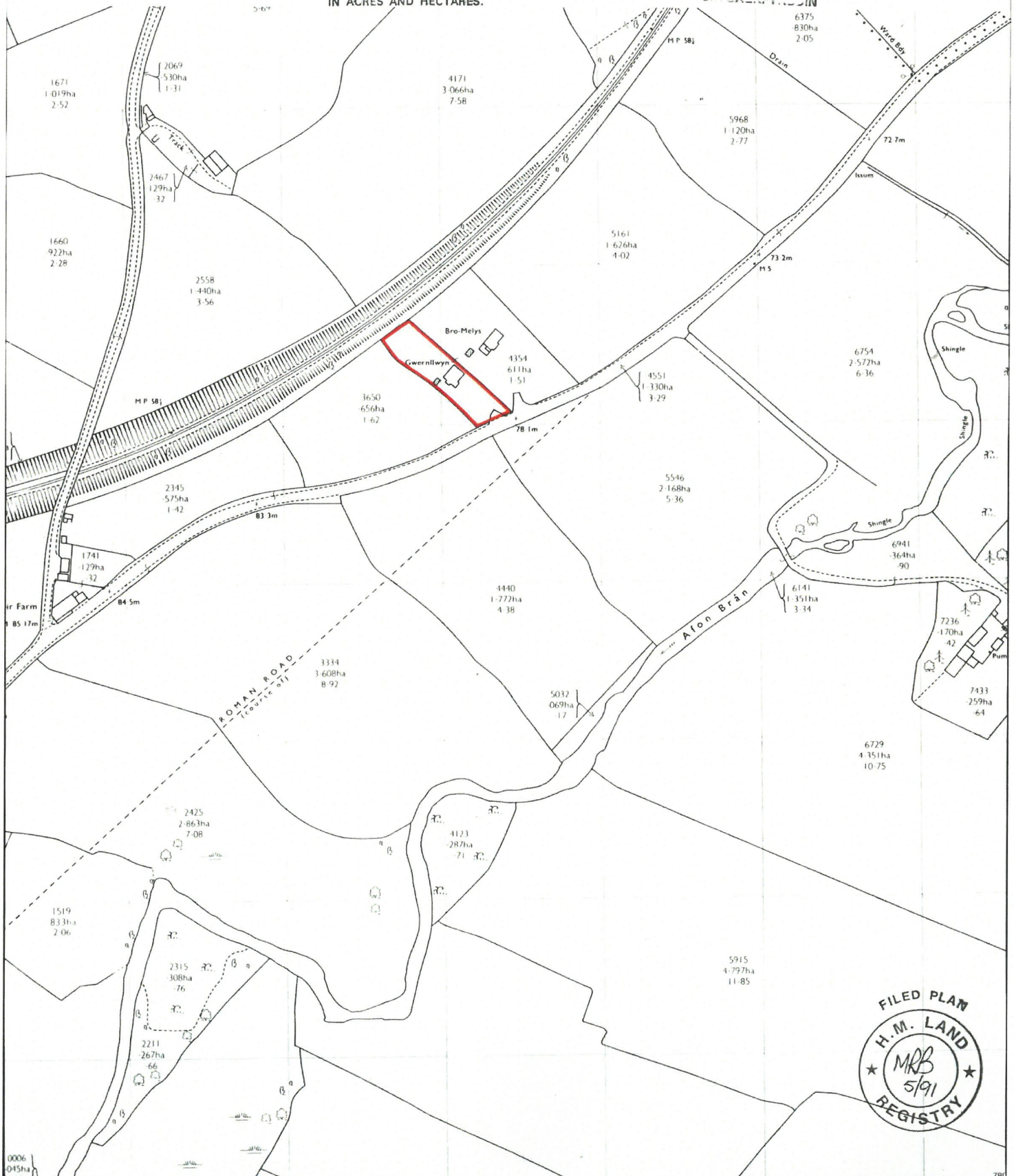
COUNTY ~~DYFED~~

DISTRICT ~~DINEFWR~~

© Crown copyright

ADMINISTRATIVE AREA
CARMARTHENSHIRE
SIR GARETH JONES

NOTE: AREAS ON THIS PLAN ARE EXPRESSED
IN ACRES AND HECTARES.



This official copy is incomplete without the preceding notes page.
Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Council Tax: Band F

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Double Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: F (21)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

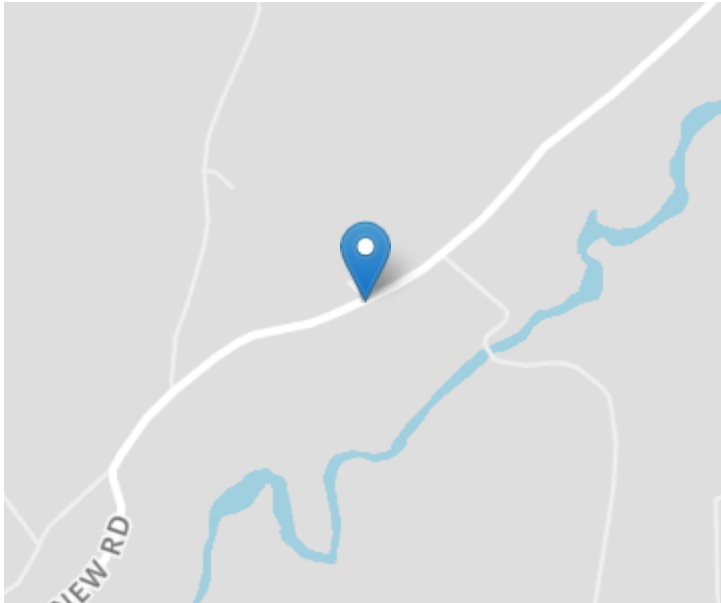
Any risk of coastal erosion? No

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 Llandovery head North on the A483 Builth Wells road. Continue for approximately 0.5 of a mile and the property will be located thereafter on your left hand side, as identified by the Agents 'For Sale' board. WHAT3WORDS will point you to where the properties lies on the map - staples.cashiers.unites

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	21	
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 :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS