

*A pleasantly positioned fully refurbished 3 bedroomed detached country bungalow with lovely well kept grounds. Llansawel, Carmarthenshire, West Wales*



**Brynderi, Llansawel, Llandeilo, Carmarthenshire. SA19 7JB.**

**£310,000**

**REF: R/4318/LD**

\*\*\* A pleasantly positioned country bungalow \*\*\* Fully refurbished with high end fixtures and fittings \*\*\* 3 bedroomed, 2 bathroomed accommodation \*\*\* Stylish kitchen and bathroom suites \*\*\* Tastefully decorated \*\*\* Newly fitted UPVC double glazing, oil fired central heating and good Broadband connectivity

\*\*\* Generous and well kept grounds - Perfect for any keen Gardner with established vegetable and fruit gardens \*\*\* Large shrubbery and flower borders \*\*\* Level lawned areas \*\*\* A particular feature - The Japanese stroll garden with various bonsai trees and cobbled walkways

\*\*\* Picturesque location - Edge of popular Village \*\*\* Popular and sought after Village location with two Public Houses and Village Hall \*\*\* A property worthy of early viewing - Ready to move into \*\*\* Close to the nearby Market Towns of Llandeilo, Llandovery and Lampeter \*\*\* A property suiting a range of Buyers



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## LOCATION

The property is located within the Village Community of Llansawel in North Carmarthenshire. Llansawel is located 8 miles South from the University Town of Lampeter. 10 miles from the Market Town of Llandovery and Llandeilo, all with a variety of amenities such as Supermarkets, Primary and Secondary Education, G.P. Surgery, and also within easy commuting distance of Carmarthen and the M4 Intersection at Crosshands.

## GENERAL DESCRIPTION

A high end fully refurbished country bungalow. The property enjoys an edge of Village location and sits within a sizeable plot. The property has undergone comprehensive refurbishment in recent years and now offers comfortable and spacious 3 bedroomed, 2 bathroomed accommodation. It benefits from UPVC double glazing, oil fired central heating, has been completely re-roofed and has new facias and gutters.

With its sizeable grounds it offers a well kept garden being totally transformed by the current Owners with fruit and vegetable growing areas, lawned areas with flower borders and a particular feature the Japanese stroll garden with various bonsai trees and cobbled walkways.

The property backs onto open farmland, is semi rural, with Village amenities on your doorstep.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALL

Accessed via a UPVC front entrance door with side glazed panel, modern vertical radiator.



## LIVING ROOM

17' 2" x 14' 7" (5.23m x 4.45m). With an open fireplace with a cast iron wood burning stove, radiator, double aspect windows.





## DINING ROOM

12' 6" x 10' 5" (3.81m x 3.17m). With a modern vertical radiator, sliding patio doors to the garden area.



## KITCHEN

12' 6" x 11' 9" (3.81m x 3.58m). With a Wren White gloss fitted kitchen with a range of wall and floor units with stainless steel sink and drainer unit with mixer tap, eye level oven, 4 ring hob with extractor hood over, plumbing and space for automatic washing machine, space for American fridge/freezer, fully glazed rear entrance door.



## KITCHEN (SECOND IMAGE)



## INNER HALLWAY

Having access to a part boarded and insulated loft space via a drop down ladder, separate airing cupboard with shelving.

## BATHROOM

11' 8" x 5' 9" (3.56m x 1.75m). A modern fully tiled suite with a walk-in shower cubicle, low level flush w.c., multi drawer vanity unit with wash hand basin, chrome heated towel rail, extractor fan.



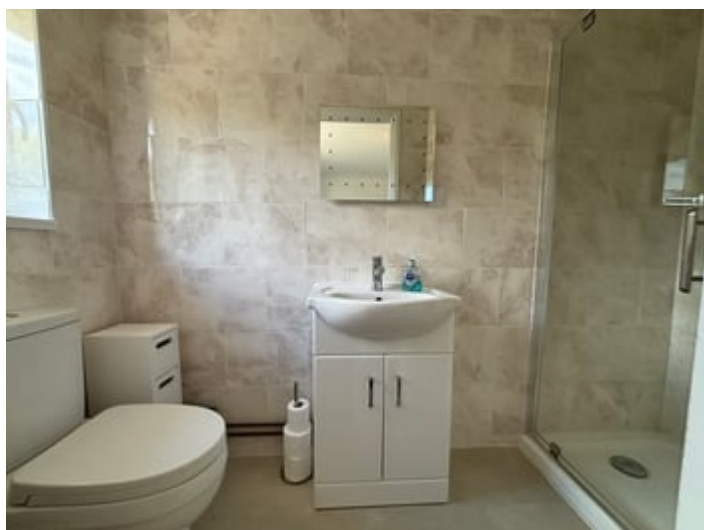
## REAR BEDROOM 1

14' 6" x 12' 7" (4.42m x 3.84m). With vertical radiator, fine views over the rear Japanese garden.



## EN-SUITE TO BEDROOM 1

A modern 3 piece suite with an enclosed shower cubicle, low level flush w.c., vanity unit with wash hand basin, chrome heated towel rail.



## VIEW FROM BEDROOM 1



## FRONT BEDROOM 2

14' 9" x 9' 4" (4.50m x 2.84m). With radiator.



## FRONT BEDROOM 3

11' 5" x 10' 8" (3.48m x 3.25m). With radiator.



## EXTERNALLY

### GARDEN

The property enjoys a sizeable plot with the bungalow placed centrally. The garden has been an ongoing project by the current Owners and has been totally transformed. To the front lies a level lawned garden area with large flower beds with newly planted Yew hedging that leads on through the Wisteria archway that leads onto the rear garden.



FRONT GARDEN (FIRST IMAGE)



FRONT GARDEN (SECOND IMAGE)



FRONT GARDEN (THIRD IMAGE)

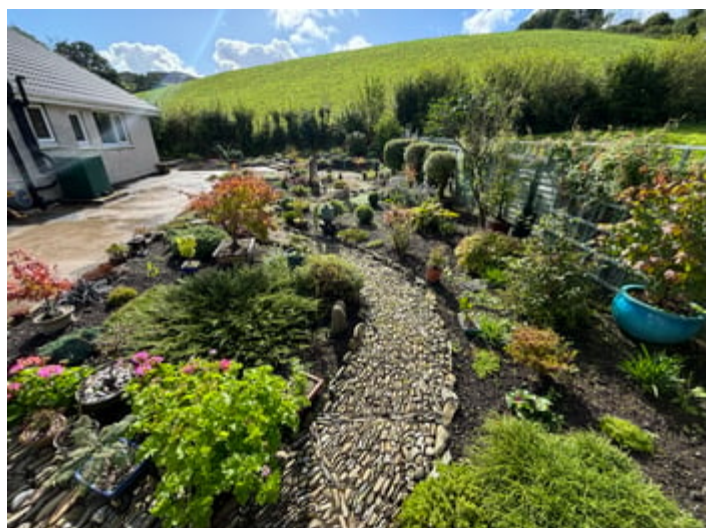


REAR GARDEN



JAPANESE STROLL GARDEN

The garden is located to the rear of the property with a hand built cobbled walkway that leads through the bonsai tree garden area.



JAPANESE STROLL GARDEN (SECOND IMAGE)





## JAPANESE STROLL GARDEN (THIRD IMAGE)



## VEGETABLE AND FRUIT GARDEN

To the side of the property lies a generous garden area with various established fruit and vegetable beds proving very fertile and in a South facing location.



## VEGETABLE AND FRUIT GARDEN (SECOND IMAGE)



## WOOD SHED

13' 6" x 7' 0" (4.11m x 2.13m).

## TWO GREENHOUSES



## POTTING SHED

## PARKING AREA

A gravelled driveway with ample parking area.

## REAR OF PROPERTY



## AGENT'S COMMENTS

An impressive Village residence being fully refurbished and would suit a range of Buyers, be it Families or for retirement living.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

## COUNCIL TAX

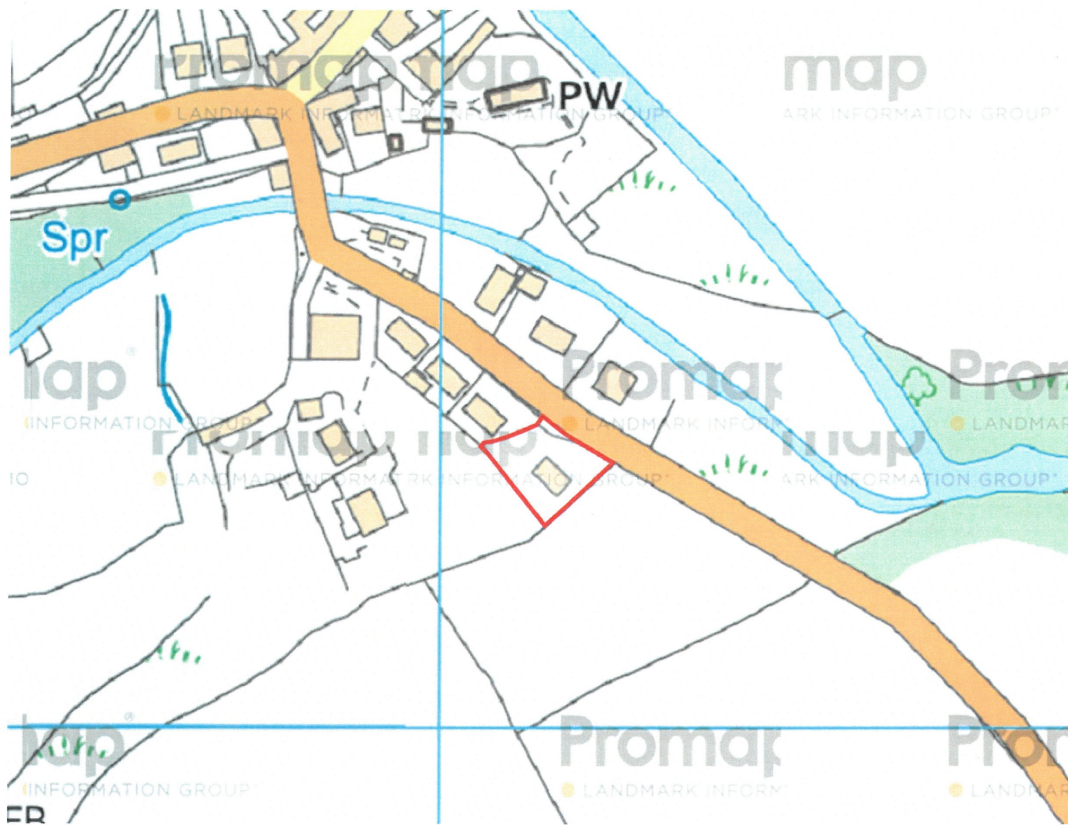
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'E'.

## **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.

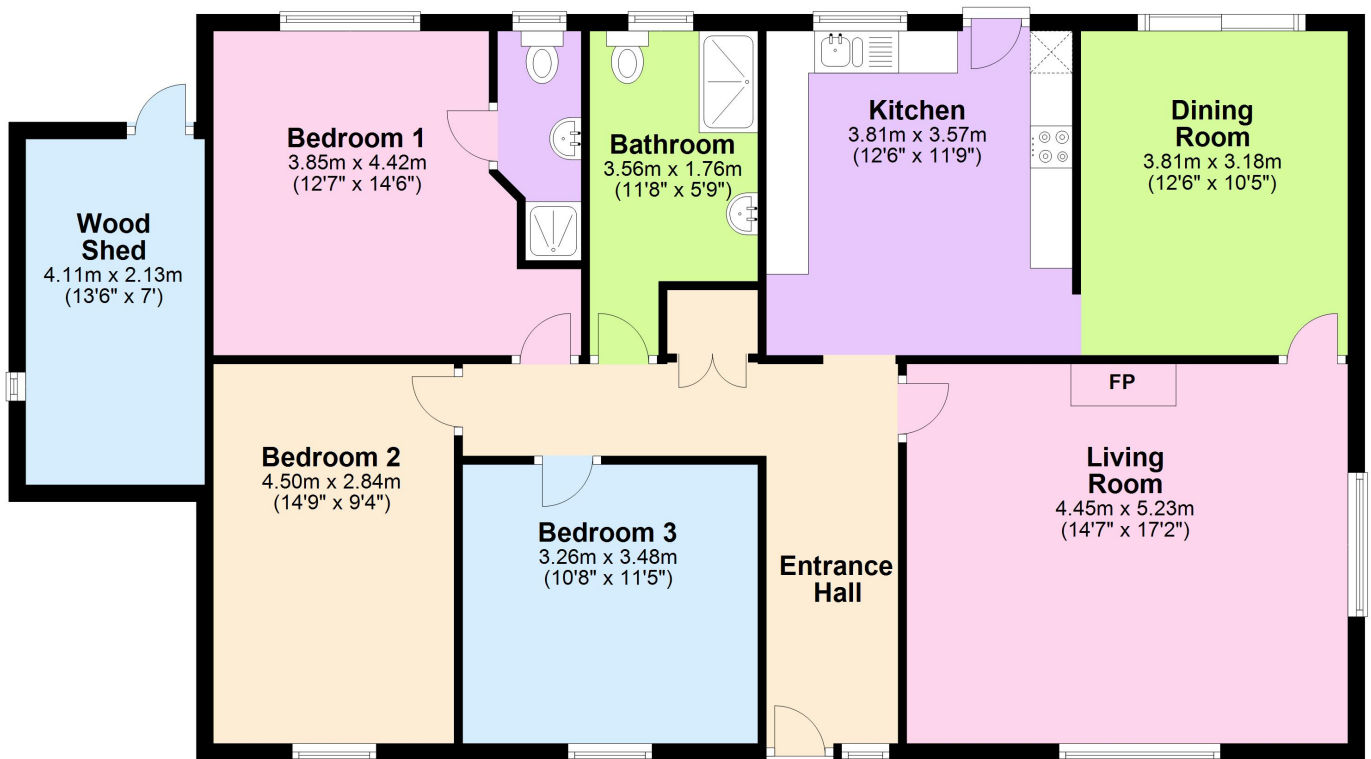


**For Identification Purposes Only**



## Ground Floor

Approx. 125.8 sq. metres (1353.6 sq. feet)



Total area: approx. 125.8 sq. metres (1353.6 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

**Brynderi , Llansawel, Llandeilo**

## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Driveway.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Construction Type**

Traditional

**EPC Rating:** D (66)

**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


The property is best approached by taking the A482 road from Lampeter towards Llanwrda. Continue to the Village of Crugybar. Turn right off the A482 and onto the B4302 Talley road. Once passing through Crugybar turn right signposted for Llansawel on the crossroads. Proceed along this road for 2 miles. On reaching the Village of Llansawel continue over the bridge and take the left hand turning beside the Angel Public House. Continue over another small bridge and the property will be the last 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](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](https://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+) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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