

Elevated position with attractive views, complemented by side parking and a private garden. Benefiting from double glazing and oil-fired central heating, and is well presented throughout. Set in a peaceful rural village, it offers convenient access to the Pembrokeshire, Carmarthenshire, and Ceredigion coastlines.



Maes Mebyd, Llangynin, St Clears, CARMARTHENSHIRE. SA33 4JZ.

£290,000

R/5154/NT

A well-presented family home featuring a first-floor living and dining room designed to make the most of the superb far-reaching views. The property benefits from double glazing, oil-fired central heating, and attractive wood-style flooring throughout. Externally, there is a parking area and a garden to the side, adding to its appeal. Situated in the charming village of Llangynin, just a couple of miles from St. Clears, this traditionally built home offers comfortable family living in a popular and convenient location.



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Location

Situated in the rural village of Llangynin, approximately 2 miles from St. Clears, the property enjoys a peaceful setting within easy reach of the popular Cynin leisure facility and eatery. St. Clears provides a good range of amenities including a school, leisure centre, and shops, along with convenient access to the A40 dual carriageway, offering connections to Carmarthen and westwards towards the sought-after coastal destinations of Tenby and Saundersfoot. The historic township of Laugharne lies approximately 7 miles away, renowned for its connections to Dylan Thomas. A further 5 miles leads to Pendine, famous for its expansive sandy beach and association with historic land speed records.

Front Hallway

Staircase, 2 x windows to front, 2 x radiators, understairs store cupboard and doors to.

Kitchen

Range of base units with worktops over and matching wall units. Stainless steel sink unit with single drainer. Space for washing machine. Window and door to rear.



Bathroom

1.8m x 2.8m (5' 11" x 9' 2")

Shower cubicle, WC, wash hand basin, chrome towel

radiator and courtesy mirror.



Bedroom

3.62m x 3.68m (11' 11" x 12' 1")

Wood style flooring, window and door to rear and radiator.



Bedroom

03.1m x 4.4m (10' 2" x 14' 5")

Wood style flooring, Double glazed window to rear and radiator.



Bedroom

2.2m x 2.54m (7' 3" x 8' 4")

Wood style flooring, radiator and double glazed window to side.



Landing

Living Room

4.6m x 3.6/ 5.5m (15' 1" x 11' 10")

Bottle gas flame effect fire. Window to front with views, display cabinet, Radiator and door to walk in store cupboard. Opening and steps to



Dining Room

3.6m x 4.4m (11' 10" x 14' 5")

Triple aspect with some superb views, Radiator.



Externally

Parking area to the side of the property with rear lawned garden. Patio area with stone BBQ and seating area. Borders with shrubs etc.





Services.

We have been informed by the current vendor that the property benefits from mains water, mains electric, private Septic Tank drainage and oil central heating.

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 and has the following charges. Council Tax Band: 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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTC.

Accessibility Types: Level access.

EPC Rating: E (46)

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

Directions : From Carmarthen take the A 40 west towards St. Clears. Travel 10 miles and at the roundabout take the last junction off(3rd) into the centre. At the traffic lights turn left for Llangynin and continue straight on. Enter the village of Llangynin and half way up the hill the property will be found on the right hand side shown by a Morgan and Davies for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(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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