

Short walk to the Beach. Garden Full of Colour. Parking and Garage. Character House Looking out To Carmarthen Bay & Towy River. This is a Must See Property. Open Plan Kitchen Dining Area Out to Garden.



Lanygorse, Llansteffan, Carmarthen. SA33 5LW.

£450,000

R/4664/NT

Short walk to the beach and a beautiful garden out the back with the sun on the rear garden in the afternoon and evening to enjoy when the sun is shining and watch the sunsets. A property which really does bring the sunshine and beach feel through the windows to this light and roomy property filled with character and life. Out the front windows you enjoy the views of the Green and Carmarthen Bay and out the back looking into the garden with an abundance of shrubs and flowers and enjoy the fragrances that they feed into the air. 2 living rooms, one with a woodburner and an open plan kitchen/dining room overlooking the garden from the patio doors. 3 double bedrooms (and box room) and family bathroom make it a must see property. As mentioned a short walk from the popular estuary beach in Llansteffan, overlooked by the castle on the hill looking out over the village and Carmarthen Bay. Popular eateries in the village and junior school and only 7 miles from the County town of Carmarthen. NO ONWARD CHAIN

A MUST SEE PROPERTY



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

A vibrant village and great community, the property is a short walk from the popular beach and Green area on the front of Llansteffan. The castle on the hill is very popular to walk to where stunning views of The Towy Valley & Carmarthen Bay towards the Gower are enjoyed from. Within the village is a junior school, eateries including The Inn At The Sticks. 7 Miles from the county and market town of Carmarthen it offers, schools and university, Lyric theatre and cinema, eateries, S4C media centre, council offices, Dyfed Powys Police Headquarters and Glangwili Hospital. Bus and rail stations and dual carriageway connection to the M4.



Porch

With entrance door and door to

Living Room

3.7/4.5m x 4.4m (12' 2" x 14' 5")

Feature Fireplace tiled hearth recess cupboards and display shelves to side, wood style flooring, radiator and double glazed window to front. Understairs floor cupboard.



Sitting Room

3.16m x 4.4m (10' 4" x 14' 5")

Woodburner on slate hearth, radiator, double glazed window to front.



Kitchen / Dining Room

8m x 2.5m (26' 3" x 8' 2")

Lovely and light open plan room looking out to the patio area and garden. Patio doors, glazed door and double glazed window to rear. A range of base units with worktops over and matching wall units. One and a half bowl sink unit with dingle drainer. Space and plumbing for washing machine and dishwasher. Fitted electric oven and microwave. 4 Ring LPGas hob with extractor fan over. Tiled floor. Oil fired boiler for the central heating and hot water system. Radiator.



Half Landing

Store cupboard and door to

Bedroom 1

3.1m x 4.4m (10' 2" x 14' 5")

Double glazed door to front and radiator.



Bathroom

3.2m x 2.45m (10' 6" x 8' 0")

Opaque double glazed window to rear. Vanity wash hand basin, Panelled bath with mixer tap and shower attachment. Shower cubicle, WC, chrome towel radiator, tongue and grooved to dado and radiator.



Bedroom 2

3.9m x 2.47m (12' 10" x 8' 1")

Double glazed window to rear. Radiator.



Front Landing

Doors to

Bedroom 4

2.2m x 1.8m (7' 3" x 5' 11")

Double glazed window to front and radiator.



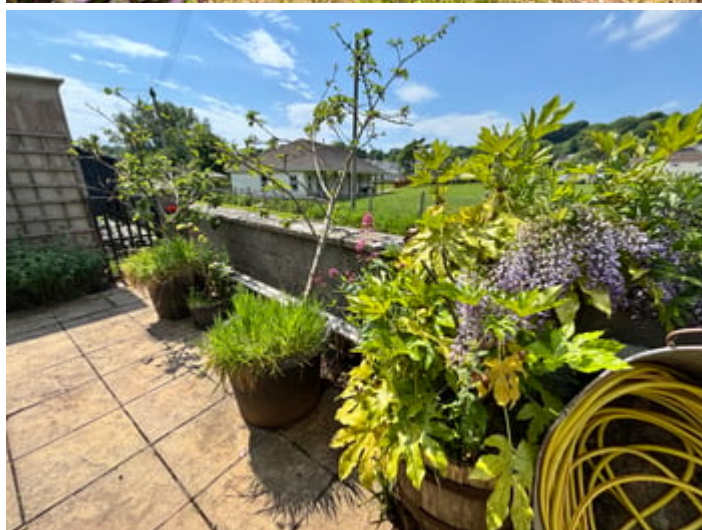
Bedroom 3

2.55/ 3.2m x 4.44m (8' 4" x 14' 7")

Double glazed window to front. Radiator. Recess.

Externally

Side drive and front forecourt. Gate entrance to rear superb level garden area. Patio area off the patio door a sun trap in the evening. Lawned garden split by a pathway with an abundance of scattered shrubs and flowers giving off fragrances to enjoy. A rear entrance to garage and parking area. Beyond is a track to the properties and village play area beyond.





Services

We have been informed by the current vendor that the property benefits from Mains Water, Mains Electric, Private Drainage and Oil central Heating.

Council Tax Band

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: E.

Tenure and Possession

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

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: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (51)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

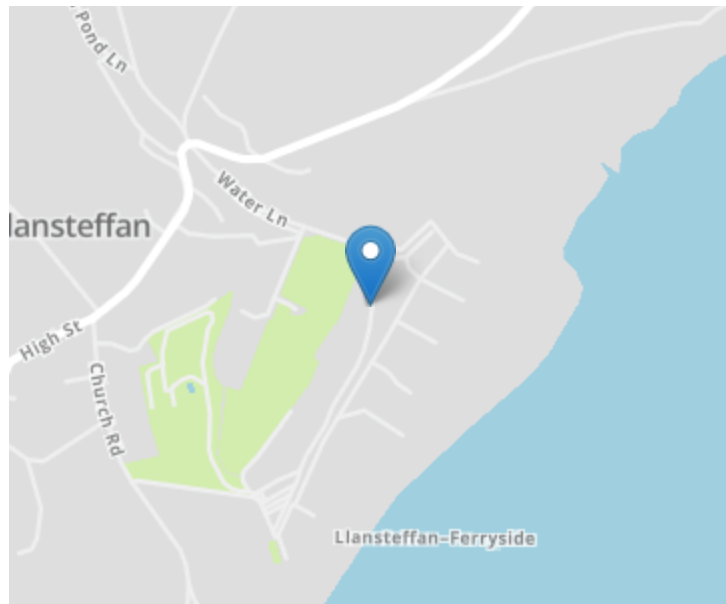
Any risk of coastal erosion? No

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 Carmarthen take the B 4312 travel through Johnstown and Llangain village and carry onto Llansteffan. Enter the village and turn left towards the beach. Go around the sharp right hand bend and the property will be found on the right hand side shown by a Morgan and Davies for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
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 :

Carmarthen Office
11 Lammas St
Carmarthen
Carmarthenshire
SA31 3AD

T: 01267 493444

E: carmarthen@morgananddavies.co.uk
www.morgananddavies.co.uk



Regulated by

RICS