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ATTENTION 1st Time Buyers ! A deceptively spacious 4 bed home. Saron, Near Llandysul/Newcastle Emlyn - West Wales.



Bryntudur, Saron, Llandysul, Carmarthenshire. SA44 5DX.

Ref R/4014/RD

£242,000

****ATTENTION 1ST TIME BUYERS ! **Ideal family home**4 bed semi detached property**Large private rear garden**Off road parking**Good standard & spacious accommodation**Well presented**Home working opportunities**2 bathrooms**Close to nearby amenities**Outstanding countryside outlook**A great property that must be viewed to be appreciated****

The property is situated on the fringes of the rural village of Saron which lies close to the larger towns of Llandysul and Newcastle Emlyn. The nearby village of Saron offers a primary school, village shop and petrol station. The larger town of Llandysul offers community primary and secondary school, mini supermarkets, traditional High Street offerings, great leisure facilities and public transport connectivity. Carmarthen and the M4 are all within some 30 minutes drive of the property. The Cardigan Bay coastline is less than 20 minutes drive away.



GROUND FLOOR

Entrance Hallway

4' 1" x 8' 4" (1.24m x 2.54m) accessed via glass panel upvc door, quarry tiled flooring, radiator.



Lounge

12' 3" x 14' 8" (3.73m x 4.47m) providing a comfortable family living room with feature fire with log burner on quarry tiled hearth and tiled inset surround, window to front, radiator, understairs cupboards, multiple sockets, connecting door to kitchen.



Dining Room (Potential Sitting Room)



9' 6" x 14' 4" (2.90m x 4.37m) with window to front, Period fireplace with cast iron fire on a slate hearth with timber surround, multiple sockets, radiator. Open plan into -

Kitchen

10' 6" x 15' 9" (3.20m x 4.80m) with range of modern base and wall units, high Gloss worktop, integrated oven and grill with electric hobs with extractor over, tiled splash back, 1½ stainless steel sink and drainer with mixer tap, space for free standing fridge freezer, tiled flooring, window overlooking

garden, open plan to -



Snug



6' 7" x 8' 5" (2.01m x 2.57m) located off the kitchen area with patio doors to garden, potential space for small dining table, radiator, tiled flooring, multiple sockets, side window.

Inner Hallway

With access to -

Ground Floor Shower Room



5' 6" x 6' 2" (1.68m x 1.88m) with corner tiled enclosed shower, w.c. single wash hand basin, radiator, rear window,

tiled flooring.

Utility Room



Range of base units with washing machine connection, stainless steel sink and drainer with mixer tap, tiled splash back, quarry tiled flooring, radiator, external door to garden area.

FIRST FLOOR

Galleried Landing

With access to all rooms. Space for desk and home working facilities with window overlooking garden with outstanding countryside views. Access to loft, radiator.





Front Bedroom 1

10' 3" x 14' 4" (3.12m x 4.37m) a double bedroom, window to front, multiple sockets, countryside views, TV point.



Bedroom 2

6' 9" x 7' 6" (2.06m x 2.29m) a single bedroom with window to front currently used as a dressing room, multiple sockets, radiator.



Bedroom 3

9' 7" x 14' 5" (2.92m x 4.39m) a double bedroom, window to front, multiple sockets, radiator, TV point.





Bathroom



7' 8" x 6' 4" (2.34m x 1.93m) with panelled bath with shower over, heated towel rail, w.c. single wash hand basin, tiled flooring, rear window.

Bedroom 4



9' 5" x 9' 4" (2.87m x 2.84m) with window to rear with countryside views, undereaves storage, radiator, TV point.

EXTERNALLY



To the Front



The property is approached from the adjoining county road to a concrete plinth with space for 2 vehicles to park. Side footpath leading through to -

Rear Garden



With extending slate gravelled path from the dining area and utility room leading to slate gravelled patio area with side Log Store and access to Side Timber Shed. Steps leading up to -

Main Garden Area

Predominantly laid to lawn with mature shrubs and planting to borders, corner rockery and raised flower beds with 6' panel fencing to all boundaries providing a wonderful family garden space with south facing aspect enjoying all day sunshine.





Services


The property benefits from mains water, electricity and drainage. LPG central heating.

Council Tax Band D.

Directions

From the Llandysul by pass on the A486 head West sign posted Newcastle Emlyn, travelling through the village of Pentrecwrt and reaching the junction at Saron (Opposite the petrol station) where the A486 meets the A484. Take the right hand turning sign posted Saron and Newcastle Emlyn and continue for approximately half a mile until you reach the centre of the village, taking a left hand turning adjoining the chapel and proceed through the next minor crossroads passing a cluster of bungalows until you reach the next cluster and continue for another 20 yards and the property is located on the right hand side as identified by the Agents for sale board and before the next left hand turning.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

TENURE

The property is of Freehold Tenure.

MONEY LAUNDERING

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.

