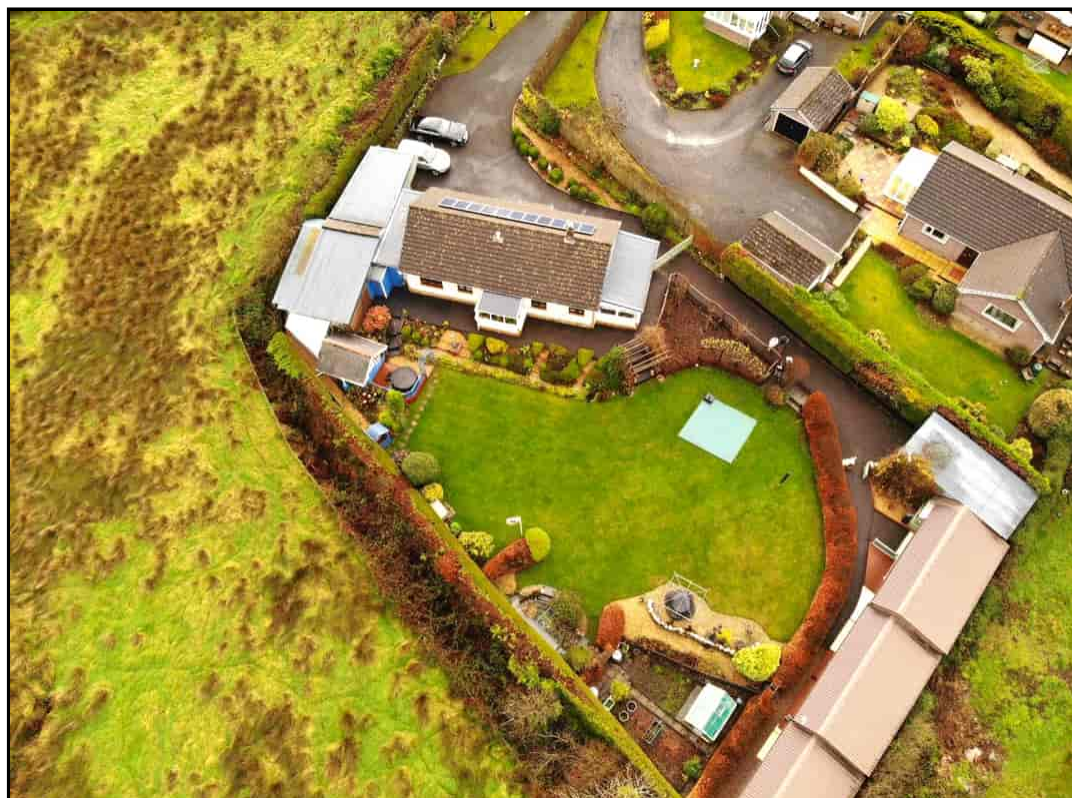


Rural Bungalow With Spacious Accommodation. Extra Bedrooms to Annex Suitable For AirBnB, Family Overspill Etc. We are informed, Solar Panels index linked until 2037 current annual income £2000. Large Car Port, Garage, Greenhouse, Summer House. Games Room. Ticks All The Boxes.



Llwyn Aur, Llandysul, Carmarthenshire. SA44 5AF.

£495,000

R/4989/NT

*** Superbly presented 3 bedroomed bungalow *** Beautifully landscaped gardens and grounds *** Useful workshop/accommodation *** Ample parking *** 3 bedroomed annexe/letting accommodation with income potential *** Attractive views over Teifi Valley *** Has to be inspected to be fully appreciated

Well situated in a commanding and private position enjoying far reaching views over rolling countryside, on the outskirts of the rural Community of Rhos, with views over the Teifi Valley. The property is some 4 miles distant of the Teifi Valley Market Town of Llandysul, providing a good range of local facilities, some 7 miles distant of the Market Town of Newcastle Emlyn and only 12 miles North of the County Town and Administrative Centre of Carmarthen, providing a wide range of retail and administrative facilities with employment opportunities, and being at the termination of the M4 Motorway Network connection



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GROUND FLOOR

Entrance Porch

Via front double glazed entrance door.

Reception Vestibule

Hallway

With radiator, access to LOFT via sliding ladder, being part boarded, cloak cupboard with coat hanging facilities.



Living Room

17' x 12' (5.18m x 3.66m). With feature fireplace having Clear View wood burning stove, radiator, double opening doors to



Sun Room

19' 5" x 9' 4" (5.92m x 2.84m). With 2 radiators, overlooking garden and beyond.





Kitchen

16' x 10' (4.88m x 3.05m). With an extensive range of modern kitchen units at base and wall level incorporating 1 1/2 bowl sink unit with mixer tap, integrated dishwasher, electric cooker point, pantry cupboard, tiled splash backs, spot lighting and radiator. Access to cellar adjacent to the kitchen sink which cover length and width of the bungalow. Window to rear and door to



Utility Room

9' x 6' (2.74m x 1.83m). With plumbing for automatic washing machine, oil fired boiler. Rear door and window to.



Rear Conservatory

8' 7" x 5' 3" (2.62m x 1.60m). With tongue and groove ceiling, rear entrance door.



Inner Hallway

With airing cupboard off having copper cylinder with electric immersion heater.

Bedroom 1

8' 10" x 9' (2.69m x 2.74m). With built-in wardrobes, radiator.



Bathroom

Tiled walls with tiled floor having under floor heating, bath with central taps having shower unit over and side screen, pedestal wash hand basin, low level flush w.c., extractor fan, heated towel rail.



Bedroom 2

11' x 9' 3" (3.35m x 2.82m). Having vanity unit with wash hand basin, radiator, built-in wardrobes.



Bedroom 3

11' 4" x 10' 10" (3.45m x 3.30m) . With built-in wardrobes, radiator.





EXTERNALLY

Gardens & Buildings

A feature of this property are its extensive and beautifully landscaped gardens and grounds, designed to give a wealth of colour throughout the year, being complimented by a particularly

USEFUL RANGE OF WORKSHOP/GARAGE ACCOMMODATION together with CHALET STYLE DETACHED ANNEXE. The property is approached via a tarmac driveway with gated entrance.

GARAGE: 27'2" x 13'6"

FRONT CAR PORT

Further WORKSHOP/STORE ROOM: 20'4" x 11'10".

SIDE COVERED AREA with WOOD STORE and 2 OIL STORAGE TANKS.

REAR LOG STORE and STORE ROOM
EXTERNAL W.C.

To the rear of the property is a raised patio with SUMMER HOUSE: 9'6" x 7'2", having front decked patio area.

Ornamental pond, attractive well maintained lawned gardens having well stocked flower and shrub borders, vegetable gardens, orchard with a

minnette and espalier Apple tree system.

FURTHER RANGE OF BUILDINGS with INITIAL WORKSHOP AREA: 24' x 11'6", being tongue and groove clad internally and insulated with power connected.

GARDEN STORE: 18'6" x 10'5".





Chalet/ Ancillary Annexe Accommodation

With airing cupboard off.

KITCHEN/LIVING ROOM: 13'4" x 10'1", with a range of kitchen units incorporating 1 1/2 bowl sink unit, electric oven.

BEDROOM 1: 10' x 6'.



SHOWER ROOM: Being fully tiled with shower cubicle, pedestal wash hand basin, low level flush w.c.

BEDROOM 2: 10' x 7'9".

BEDROOM 3:

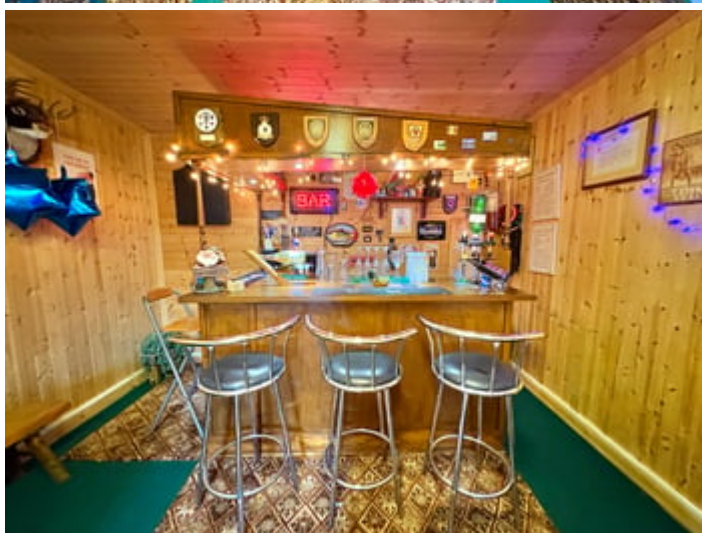
FURTHER WORKSHOP/STORAGE AREA: 27' x 13'.

The whole enjoying attractive views and has to be fully inspected to appreciate the quality of the accommodation on offer.





Man Cave/ Bar



Services

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

We are informed, Solar Panels index linked until 2037 current annual income £2000.

Tenure and Possession

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

Council Tax Band

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. Garage. Off Street.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: C (77)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

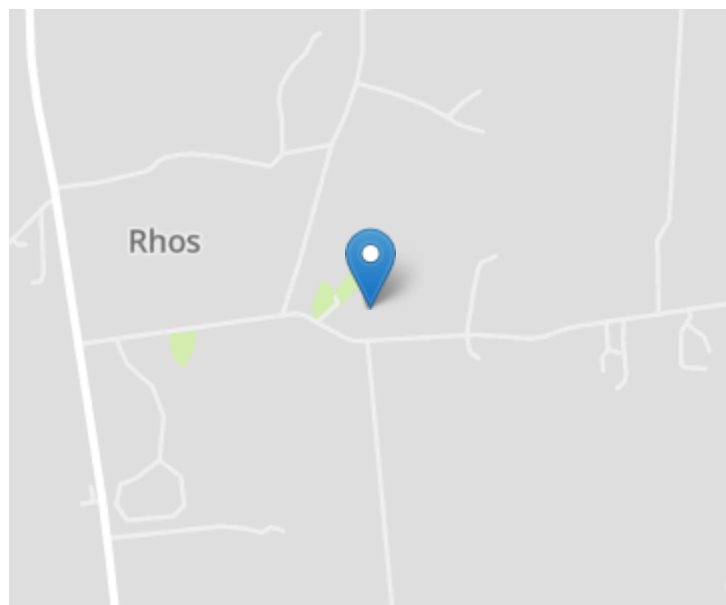
Any risk of coastal erosion? No

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Directions

The property is best approached from Llandysul by taking the A486 road South, through the Village of Pentrecwrt. Continue to the "T" junction, turning left onto the A484 signposted Rhos and Carmarthen. Continue through Rhos, taking the second left hand turning immediately after the church, and after approximately half a mile, the entrance to Llwyn Aur can be found on the left hand side, black and white chains can be seen outside the property, being the last entrance on the left.

From Carmarthen take the A 484 north signposted Llandysul. Travel through Bronwydd, Conwyl Elfed, Cwmdud and onto Rhos and at the old chapel on the right turn right and carry on. The bungalow will be found being the last property on the left hand side.

What3words location.
responded.selection.chromatic

Directions

For further information or to arrange a viewing on this property please contact :

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