

*Modern and stylish fully refurbished 3 bedrooomed semi detached house with parking and garden.  
Alltwalis, near Carmarthen, West Wales*



**Gwalia, Alltwalis, Carmarthen, Carmarthenshire. SA32 7EB.**

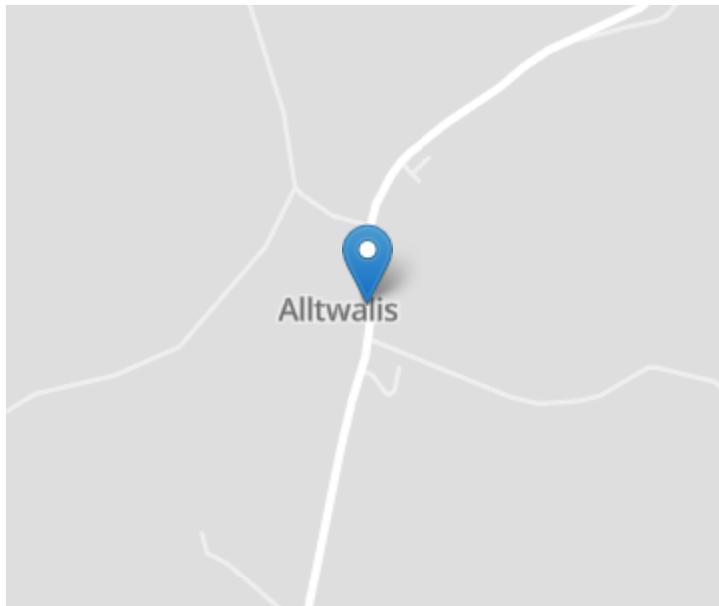
**REF: R/3498/LD**

**£165,000**

\*\*\* No onward chain \*\*\* Modern and stylish fully refurbished and recently completed \*\*\* 3 bedrooomed, 3 bathroomed semi detached house \*\*\* New double glazing, oil fired central heating with under floor heating \*\*\* High spec and tastefully decorated

\*\*\* Low maintenance and fenced garden \*\*\* Valuable gravelled off street parking \*\*\* Convenient Village position - A short drive to the County Town of Carmarthen, the M4 Motorway and National Rail Networks

\*\*\* Perfect Family home - Don't miss out \*\*\* Contact us today to view \*\*\* A rare opportunity



## LOCATION

Alltwalis is a popular Village on the A485 just 7 miles North from the strategic West Wales County Town and popular Shopping Centre of Carmarthen. Alltwalis lies within easy commuting distance of Carmarthen with ease of access to the A48 and M4 Motorway network. The property lies at the gateway to Ceredigion, to the North, and Pembrokeshire, to the immediate West, with its sleepy Market Towns and delightful Coastal areas areas including the Teifi Valley, Towy Valley and Cardigan and Carmarthen Bays.

## GENERAL DESCRIPTION

Gwalia is a fully refurbished 3 bed roomed, 3 bathroomed semi detached property completed to a high standard. The property benefits from oil fired central heating with under floor heating to the ground floor, UPVC double glazing and Broadband connectivity.

Externally it enjoys easy access onto a gravelled driveway with parking for two vehicles and also a fenced garden area, being low maintenance and perfect for a Family home or for retirement living.

The property in particular offers the following.

## THE ACCOMMODATION

### OPEN PLAN LIVING AREA

25' 7" x 14' 4" (7.80m x 4.37m) in all. Providing



### KITCHEN AREA

A stylish and modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, fitted electric cooker, 4 ring ceramic hob with extractor hood over, integrated dishwasher and fridge, UPVC front entrance door, ceramic tiled flooring with under floor heating.



## LIVING ROOM

With ceramic tiled flooring with under floor heating, pine staircase to the first floor accommodation.



## UTILITY ROOM

9' 4" x 9' 2" (2.84m x 2.79m). With modern fitted units with ample storage, stainless steel sink and drainer unit, Worcester Greenstar Heatslave oil fired combi boiler, side entrance door.



## 'JACK AND JILL' BATHROOM

9' 0" x 6' 5" (2.74m x 1.96m). A contemporary styled fully tiled 3 piece suite with a panelled bath, low level flush w.c., pedestal wash hand basin, shaver light and point, extractor fan.



## GROUND FLOOR BEDROOM 3

9' 8" x 8' 9" (2.95m x 2.67m). With laminate flooring with under floor heating.



## FIRST FLOOR

### BEDROOM 1

12' 3" x 11' 5" (3.73m x 3.48m). With radiator, newly carpeted.



### EN-SUITE TO BEDROOM 1

With walk-in shower facility, low level flush w.c., pedestal wash hand basin, shaver light and point.



### BEDROOM 2

13' 0" x 11' 0" (3.96m x 3.35m). With two windows to the front, radiator, newly carpeted.



### EN-SUITE TO BEDROOM 2

Having a corner shower cubicle, low level flush w.c., incorporating a wash hand basin, shaver light and point, extractor fan.



### EXTERNALLY

### GARDEN

A low maintenance fenced garden to the side of the property. Currently laid as a blank canvas.



## PARKING AND DRIVEWAY

A gravelled parking area to the side of the property with parking for two vehicles.



## AGENT'S COMMENTS

A modern and stylish newly refurbished property deserving early viewing.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

## COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - To be confirmed.

## 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, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

## Directions

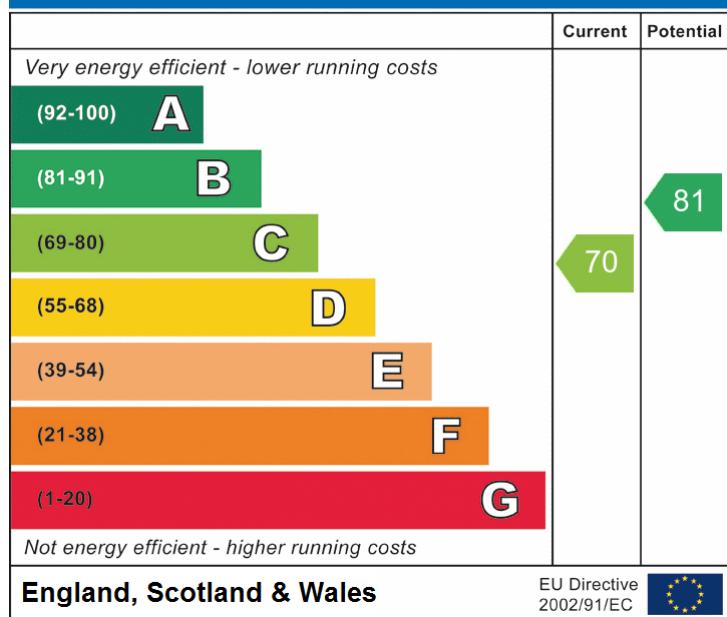
From Carmarthen take the A485 North through the Village of Peniel. On reaching Alltwalis continue over the small bridge and the property will be found, being the second, on your left hand side, as identified by the Agents 'For Sale' board.

**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) – [www.morgananddavies.co.uk](http://www.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](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

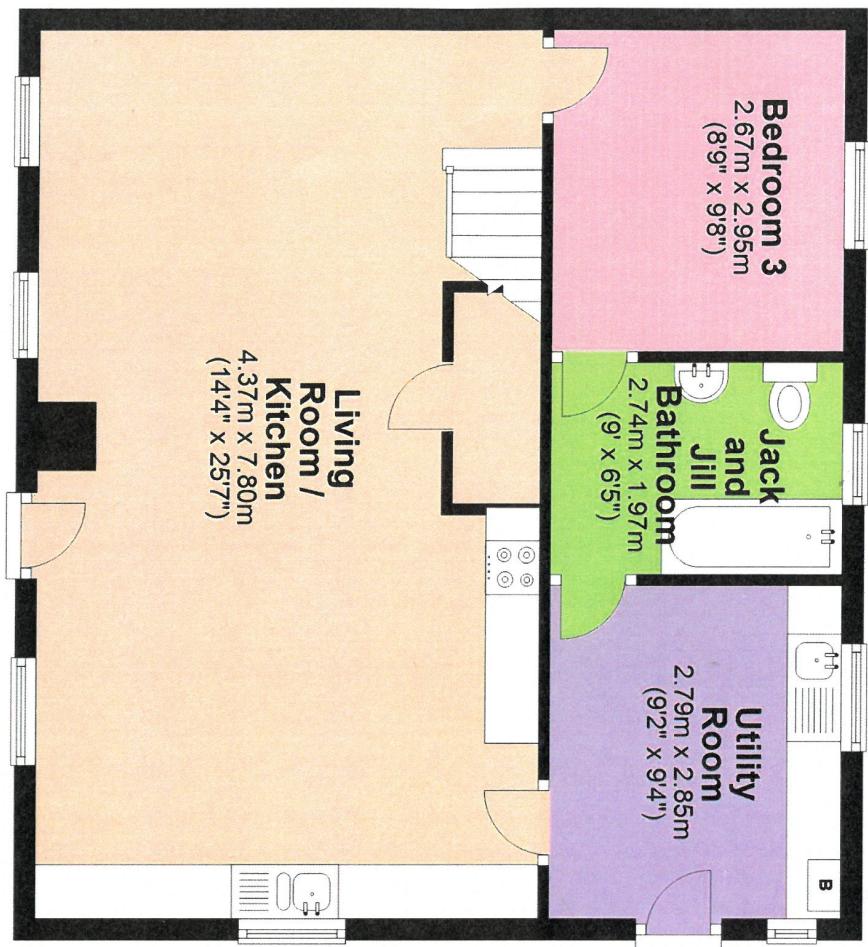
To keep up to date please visit our Website, Facebook and Instagram Pages

## Energy Efficiency Rating



## Ground Floor

Approx. 59.7 sq. metres (643.0 sq. feet)



Total area: approx. 97.7 sq. metres (1052.1 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

## First Floor

Approx. 38.0 sq. metres (409.1 sq. feet)

