

Bungalow in the centre of the village nicely tucked away with a rural aspect to rear. Has double glazing throughout, oil central heating. Popular Village location between Carmarthen & Llanelli.



Angorfa, Llangyndeyrn, Kidwelly, Carmarthenshire. SA17 5BN.

£280,000

R/4247/NT

Rare opportunity for a property to come to the market in the village. *** Light and roomy accommodation with nice large windows to enjoy looking out to the garden and rural aspect to rear. Lovely large rooms are offered and situated in the popular village of Llangyndeyrn. *** Having double glazing and oil central heating the property does require some updating but offers a rare opportunity to purchase a property in the village.*** Llangyndeyrn village offers a great community, junior school, public house and centrally located between Carmarthen and Llanelli.***



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

Agents Comments

Lovely traditional built bungalow in the popular rural village of Llangyndeyrn. From the rear looking at open countryside, field and church spire. The property itself has good sized accommodation being light and roomy with lovely window openings for the rear views. Level garden surrounds the property with lovely rural aspect to rear and gated parking space at front of property.

Location

The village is centrally located and has a great village community spirit. Junior school, public house and church hall with plenty of village activities. Carmarthen town is 7 Miles approx. offering great facilities with national and traditional retailers, market, schools, leisure centre, Lyric Theater, bus and rail station with dual carriageway connecting to the M4. Llanelli is 10 Miles with similar amenities. Pembrey Country Park is 10 miles approx. with large sandy beach, dry ski slope, woodland walks and enclosed cycle track. Burry Port harbor 12 miles, Ffoslas horse racing track is 5.5 miles. Botanic Gardens of Wales 6.5 miles approx.

Reception Porch

Double glazed entrance door and French Doors to

Living Room

7m x 4.8m (23' 0" x 15' 9")

Double Glazed Patio doors to side and window to front. 2 Radiators. Feature fireplace and double doors to



Sitting / Dining Room

2.68m x 3.44m (8' 10" x 11' 3")

Double aspect to side and rear. Radiator.



Inner Hallway

Access to partially boarded loft with light via pull down ladder, Airing cupboard with immersion heater.

Kitchen

5m x 3.4m (16' 5" x 11' 2")

Range of base units with worktops over and matching wall units. Stainless steel sink unit with single drainer. Electric oven and 4 ring hob. Double glazed window and door to rear. Radiator, door to :



Utility

1.81m x 1.96m (5' 11" x 6' 5")

Worcester Oil Boiler which runs the hot water and central heating system. Stainless steel sink unit with single drainer with base unit and matching wall unit. Double glazed window to rear.

Bathroom

1.9m x 2.7m (6' 3" x 8' 10")

Paneled Bath, WC, pedestal wash hand basin and shower cubicle. Opaque double glazed window to rear. Localized wall tiles. Radiator.



Bedroom

2.8m x 3.8m (9' 2" x 12' 6")

Fitted cupboard with double doors. Double Glazed window to rear. Radiator.



Bedroom

4.1m x 3.6m (13' 5" x 11' 10")

Double Glazed window to front. Radiator. Fitted cupboard with double doors.



Bedroom

2.9m x 3.6m (9' 6" x 11' 10")

Double glazed window to front. 2 fitted cupboards with double doors. Radiator.

Externally

Gated pedestrian access to the front lawned garden which wraps around the property to the side and rear.



Tenure

The property we are informed is freehold.

Services

Mains Water, Mains electric and private drainage. Oil central heating system.

Council Tax Band

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - D

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/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

Directions


Directions

From Carmarthen take the A 484 towards Llanelli. At Cwmffrwd turn left on the B 4309 for Pontyates. After quarter of a mile turn left for B 4306 posted Pontyberem. Enter the village of Llangyndeyrn and by the Hall & car park turn right. Carry on and pass the Farmers Arms and the property will be found on the right hand side shown by a Morgan and Davies for sale board.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@morgananddavies.co.uk

All properties are available to view on our website - www.morgananddavies.co.uk . Also on our FACEBOOK Page - 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 Page.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	50	
(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 :

Carmarthen Office
11 Lammas St
Carmarthen
Carmarthenshire
SA31 3AD

T: 01267 493444

E: carmarthen@morgananddavies.co.uk

www.morgananddavies.co.uk



Regulated by

RICS[®]