

*Beautiful Family Home Tucked Away but Close to Village Centre. Large Parking Area & Good Sized Garden, Modern Superbly Presented. Internal Viewing Recommended.*



**Ty'r Orsaf, Park Close, Abergwili, Carmarthen. SA31 2JR.**

**£475,000**

**R/4379/NT**

\*\*\* Well kept family home in the popular village of Abergwili. Nicely tucked away but a short walk to the school & play area, public house etc. \*\*\* Large parking area suitable for multiple cars, caravans etc. , good sized garden with patio, part astro turf and lawned areas.\*\*\* The property itself is superbly presented in good decorative order offering good sized accommodation being light and roomy with open plan Kitchen Dining & Sitting area with sun room off looking out onto the garden. \*\*\*Separate living room with wood burner for the cozy nights in and 4 double bedrooms with the master bedroom having an en suite. Internal viewing is highly recommended to fully appreciate. Oil central heating and double glazing, Part LVT Flooring and double glazing. \*\*\* Ideally Suited for The Forever Family Home. \*\*\*Last Property Down a No Through Road. Abergwili is a popular location with junior school and public houses, museum and linking to the new cycle track linked to Llandeilo ( Opening 2025).\*\*\* Just over a mile from Carmarthen Town centre.



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## Location

Situated on the edge of Abergwili village the last property in a quiet cul de sac. Abergwili offers junior school, childrens play park area, public houses and eateries, museum and soon the cycle track linking through the Towy Valley to Llandeilo will open ( 2025). One mile from Carmarthen Town offering Lyric Theater and cinema, schools, shops with National & Traditional Retailers, eateries, bus and mainline train stations. Dual carriageway connection to The quaint town of Llandeilo is 15 miles approximatly.

## Hallway

Radiator, LVT flooring, Double glazed entrance doorway, staircase and doors to

## Living Room

3.7m x 5.8m (12' 2" x 19' 0")

Wood Burner with wood beam over for the cozy nights in. Double glazed window to front. Radiator and LVT flooring.



## Kitchen/ Breakfast Room

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

Range of base units with worktops over and matching wall units. Belfast sink unit, Fitted dishwasher, fridge and freezer. Professional Delux Cooking Range with double oven and grill, 5 Ring gas hob with extractor fan over. Plate and wine rack. Double glazed window to rear. opening to



## Dining / Sitting Room

4.2m x 3.6m (13' 9" x 11' 10")

Double Glazed window to front. Radiator. LVT Flooring.







### Sun Room

2.6m x 2.5m (8' 6" x 8' 2")

Patio doors to rear looking out onto the patio and garden area. Radiator.

### Utility

2.8m x 2.58m (9' 2" x 8' 6")

Worktop and plumbing for washing machine. Rear Stale door double glazed. Tall cupboard and double glazed window to side.

### Separate WC

Wc, wash hand basin and opaque double glazed window to side.

### Landing

Window to side, loft access and door to



### Bedroom

3.53m x 3.67m (11' 7" x 12' 0")

Double glazed window to front. Radiator.



### Bathroom

1.76m x 2.6m (5' 9" x 8' 6")

Vanity wash hand basin. Bath with mixer tap and shower attachment and Shower with raindrop shower head over and side screen. WC, opaque double glazed window to side. Victorian style radiator with towel hanging pipe.



### Master Bedroom

4.2m x 3.6m (13' 9" x 11' 10")

Double Glazed window to rear. Port Hole window to side. Free standing wardrobe with 2 large sliding doors.



## En Suite

1.7m x 2.8m (5' 7" x 9' 2")

Shower cubicle 2.8m x 0.77m, Rain drop shower head and pressure jets to side. WC, wash hand basin, opaque double glazed window to side and victorian style radiator with pipe towel rail.



## Bedroom 2

3.4m x 3.67m (11' 2" x 12' 0")

Double glazed window to front. Radiator.



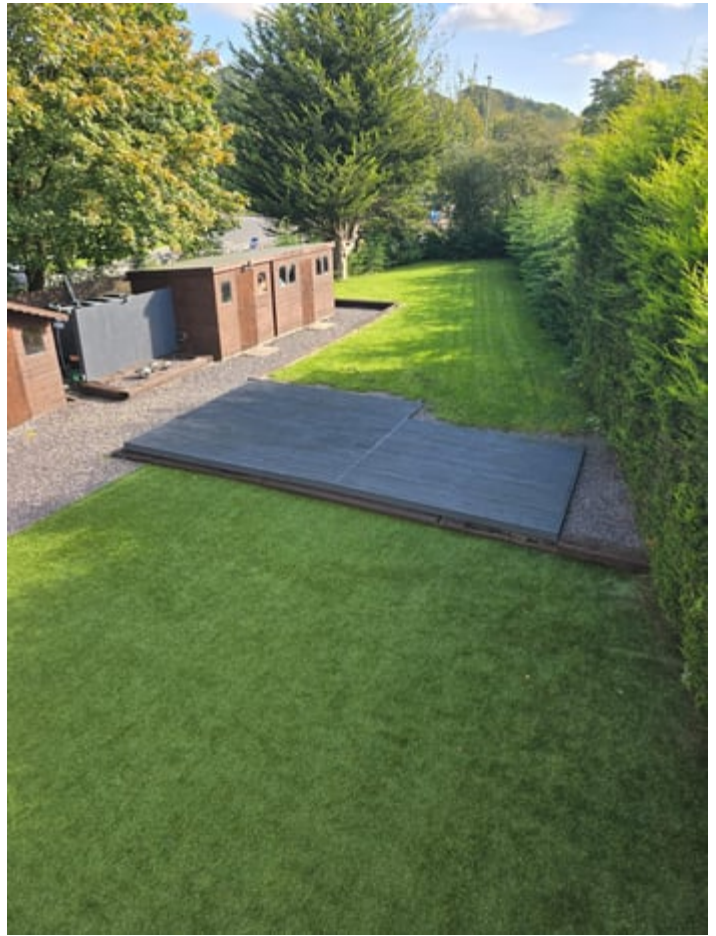
## Bedroom 4

2.7m x 2.6m (8' 10" x 8' 6")

Double glazed window to front. Radiator.

## Externally

Pillared entrance with gate to large golden pea graveled area with ample parking and turning area. Raised border to side covered area suitable for storage or car port. Large rear garden which includes synthetic grass area and patio slabbed area and decked patio area with lawned garden beyond. 3 x wooden garden sheds for storage.







### **Tenure and Possession**

We are advised that the property is of freehold tenure.

### **Services**

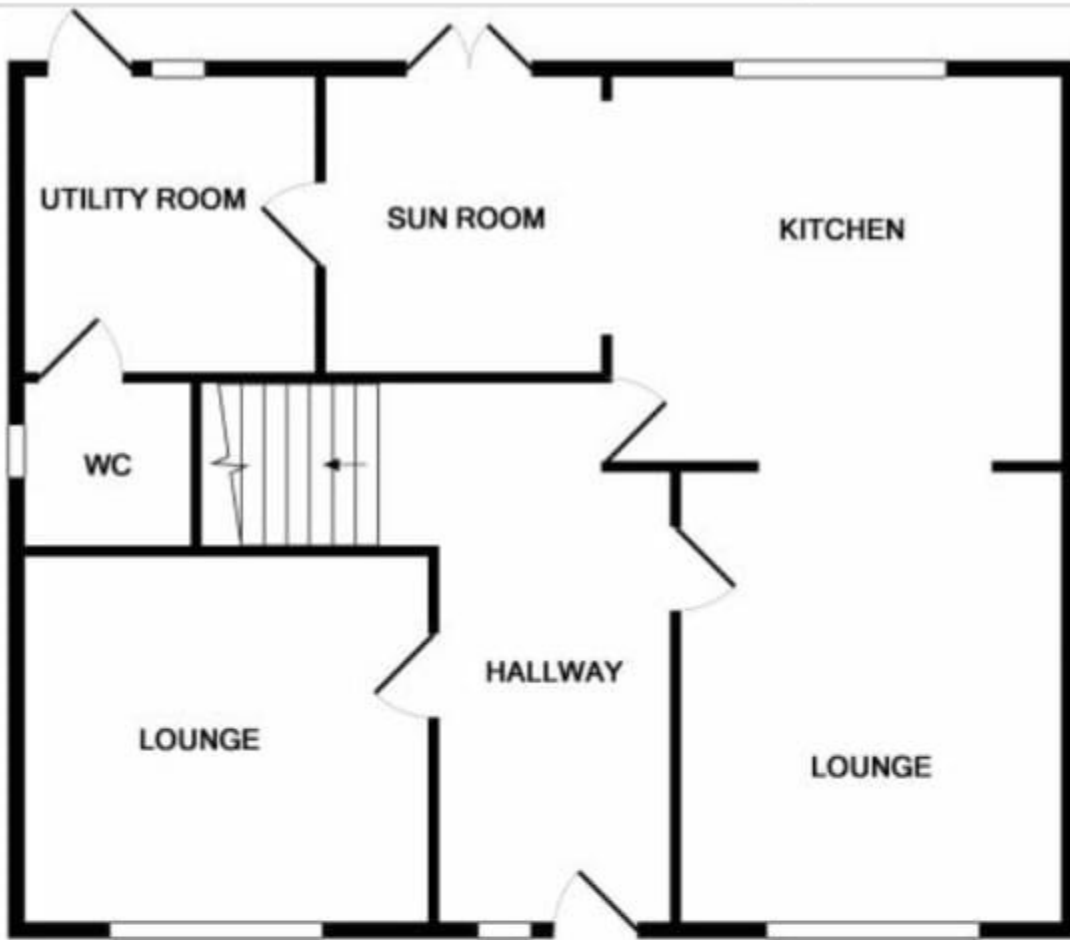
Mains water, electric and drains. Oil fired central heating.

### **Council Tax Band**

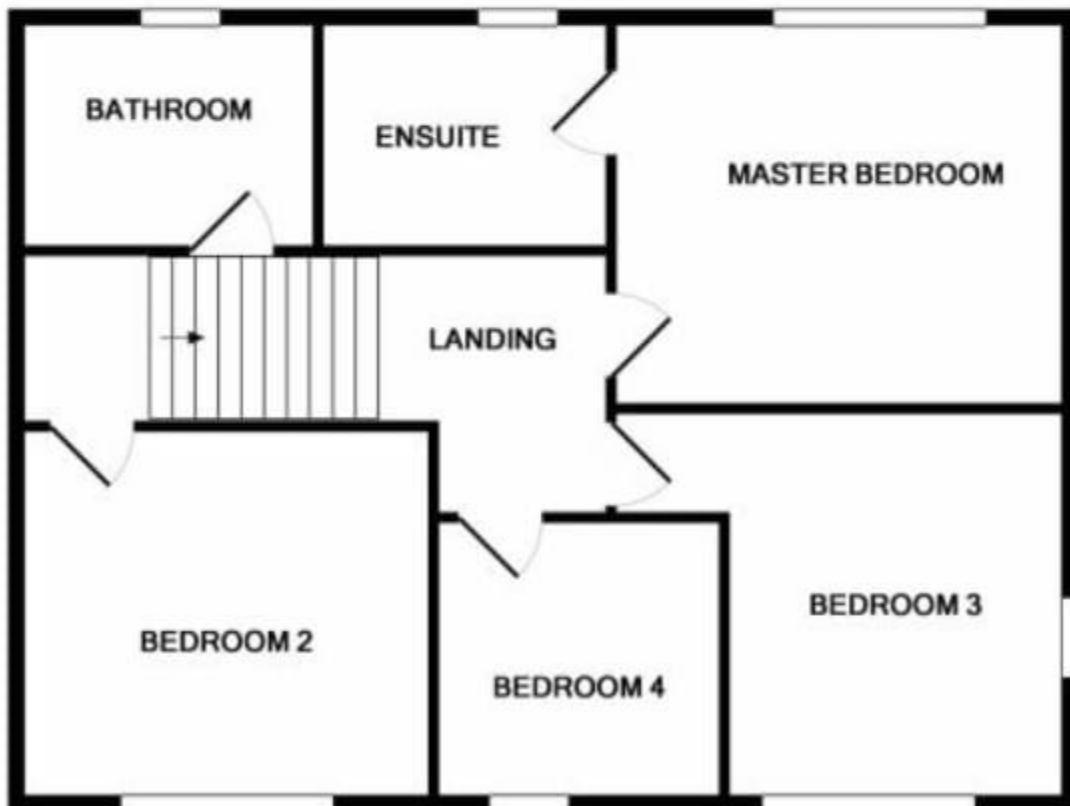
The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - F

### **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.



GROUND FLOOR



1ST FLOOR

## Directions

Directions :

From the office turn right into Water Street. At the traffic lights turn right into St. Catherine Steet. Carry on this road to the roundabout and turn 1st junction off and through Francis Terrace and Richmond Terrace onto the roundabout. Turn left continue out of town at the roundabout after Tanerdy garage and lodge take the 2nd junction off through Abergwili Road and onto Abergwili. Pass the Black Ox public house turn next left into the lane continue to the end and turn right and the property will be found in front directly in front.

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

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

**Carmarthen Office**  
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