

A end of terrace bungalow, set in the rural but convenient village in Cwmifor, approximately 3 miles from the popular market town of Llandeilo. Off Road Parking, garden & double glazing.



1 Caledfwlch, Cwmifor, Llandeilo, Carmarthenshire. SA19 7BT.

£200,000

R/4375/NT

*** A end of terrace bungalow, set in the rural but conveniently located village of Cwmifor, approximately 3 miles from the popular market town of Llandeilo which offers a variety of independent shops and eateries, schools, doctors Etc. ***
Accommodation comprises entrance hall, lounge, kitchen, 2 bedrooms and bathroom and has double glazing, LPG central heating, off road parking and rear garden. ***



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Entrance Hall

Loft Access, radiator, store cupboard, airing cupboard with radiator and slatted shelving.

Lounge

3.86m x 3.99m (12' 8" x 13' 1")

Radiator, double glazed window to front.



Bedroom 1

3.48m x 2.97m (11' 5" x 9' 9")

Radiator, double glazed window to front.



Bedroom 2

3.28m x 2.06m (10' 9" x 6' 9")

Radiator and double glazed window to rear.



Kitchen

2.94m x 3.25m (9' 8" x 10' 8")

A range of Base units with worktops over and matching wall units, stainless steel single drainer sink unit with mixer taps, LP gas cooker point, plumbing for automatic washing machine, part tiled walls, radiator, wall mounted LP gas boiler providing domestic hot water and central heating system, double glazed window to rear and double glazed door to rear.



Bathroom

1.7m x 1.97m (5' 7" x 6' 6")

Low level flush W/C, pedestal wash hand basin, paneled bath with electric shower over, part tiled walls, extractor fan, radiator, double glazed window to rear.



Externally

Lawned front garden, driveway for one car, side access to rear lawned garden with 2 x store.



Tenure and Possession

We are informed that the property is of freehold tenure.

Services

Lpg gas, mains electricity, water and drainage.

Council Tax Band

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

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

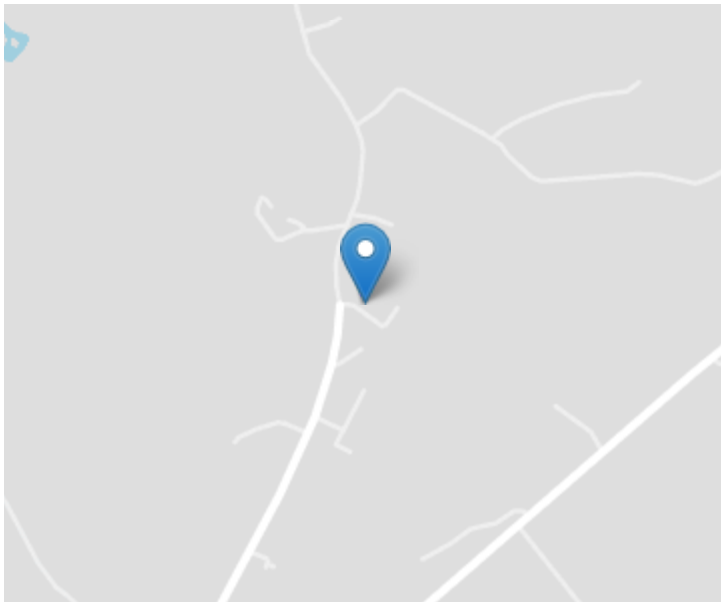
Directions

Leave Llandeilo on the A40 towards Llandovery, after approximately 2 miles turn left for Cwmifor, follow the road and the property can be found on the right hand side at the end of the village, identified by 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

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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 :

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