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Since 1989

A comfortable 3/4 bedroomed bungalow with extensive parking within the peaceful village of Saron. Near Llandysul, West Wales



Maesteg, Saron, Llandysul, Carmarthenshire. SA44 5DY.

REF: R/3612/AM

£249,950

*** Delightful and convenient Village location *** A very attractive detached traditionally built, village bungalow *** 3/4 double bedroomed accommodation *** Good sized reception rooms and kitchen *** Spacious and well proportioned property ***

*** UPVC Double glazing throughout *** Oil fired central heating *** Large open area to the front of the property providing ample parking for a number of vehicles *** Private lawned area with a patio ***

*** Located between the market towns of Llandysul and Newcastle Emlyn and within easy commuting distance to the larger Towns such as Carmarthen, Swansea and the Cardigan Bay Coast ***

*** Must see property to be appreciated ***



Location

The property is situated within the rural Village of Saron, equal distant to the Market Towns of Newcastle Emlyn and Llandysul with local Supermarkets, Petrol Station, Places of Worship, Primary and Secondary Education, good Leisure facilities and traditional High Street offerings. The M4 and Carmarthen are within a 30 minute drive from the property

General Description

The placing of Maesteg on the market offers potential buyers the opportunity of acquiring a delightful and confidentially positioned bungalow offering 3/4 double bedroomed accommodation along with spacious living areas and kitchen space.

The property benefits from UPVC double glazing windows throughout along with oil fired central heating. the property is offset from the road allowing ample parking to the front.

In all a highly desirable property in a sought after locality. The accommodation at present offers more particularly the following:-

Entrance Hallway

Access via a UPVC front entrance door to a large open space hallway with carpet flooring, radiator and a large airing cupboard.



Reception Room

14' 7" x 12' 0" (4.45m x 3.66m) A good sized family with an electric feature fireplace and a large bay window overlooking the forecourt to the front of the property. Radiator



Living Room

13' 6" x 12' 10" (4.11m x 3.91m) With an electric wall mounted fire place and window overlooking the lawned garden and patio area. Radiator.



Kitchen

11' 10" x 12' 5" (3.61m x 3.78m) A traditional fitted kitchen with wall and floor units with work surface over. 1 1/2 stainless steel sink and drainer unit with mixer tap. Eye level oven and a 4 ring electric hob with extractor fan over. Built in fridge and an automatic dish washer.

Oil fired boiler along with an airing cupboard housing a copper cylinder tank. Part tiled walls and tiled flooring. Radiator.



Family Shower room

7' 10" x 7' 8" (2.39m x 2.34m) A 3 piece suite comprising of a walk in shower, low level flush W.C., vanity wash hand basin and a heated towel rail.



Bedroom 1

14' 7" x 11' 9" (4.45m x 3.58m) With a large bay window and radiator.



Bedroom 2

12' 1" x 10' 10" (3.68m x 3.30m) With radiator and window.



Bedroom 3

12' 5" x 9' 3" (3.78m x 2.82m) With built in cupboards and radiator.



Utility Room

12' 10" x 5' 10" (3.91m x 1.78m) With fitted floor units and a works surface over and space and plumbing for an automatic washing machine. Rear half glazed UPVC entrance door leading to the private lawned and patio area. Tiled flooring.



Externally

Front Forecourt

Maesteg benefits from being set off from the road allowing a large concreted forecourt to the front of the property allowing for ample parking area and giving easy access to the property.



Garden and Patio Area

The property enjoys a pleasant position of a comfortable and good size plot with a private level lawned and patio area to the side.





Gravelled area

To the rear of the property is a private gravelled area with a 7' 0" x 10' 0" (2.13m x 3.05m) tool shed and greenhouse.



Agent's Comments

A convenient and highly desirable detached bungalow in a sought after locality

Tenure and Possession

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

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 and Broadband available.

Directions

From Carmarthen take the A484 North towards Newcastle Emlyn driving through Bronwydd Road, Cwmdud, Cynwyl Elfed and Alltwalis, for Llangeler and to the village of Saron. Continue through Saron and property will be seen on you left hand side with a red post box to the front of the forecourt.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

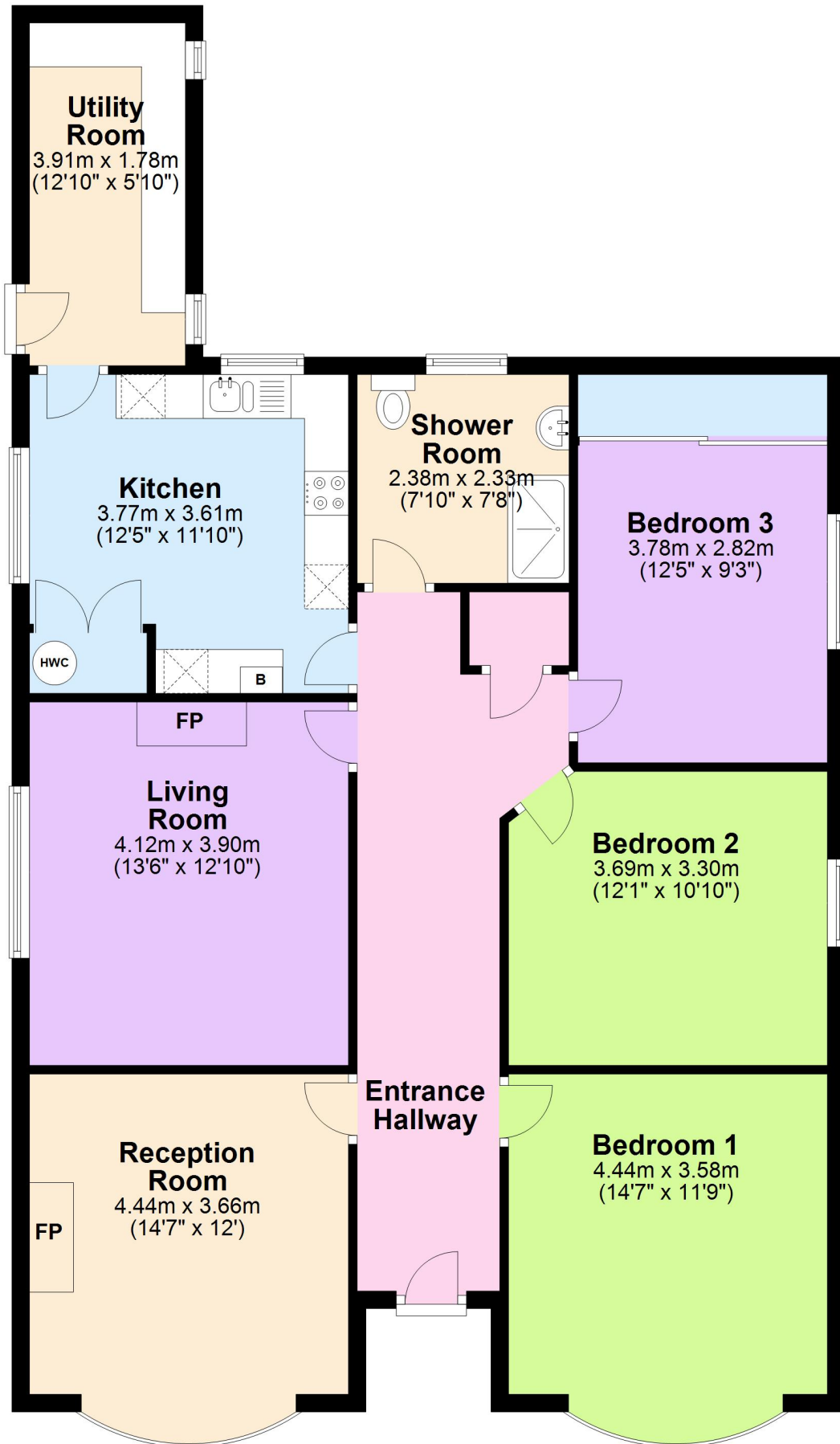
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 111.3 sq. metres (1197.7 sq. feet)



Total area: approx. 111.3 sq. metres (1197.7 sq. feet)

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

Maesteg, Saron, Llandysul