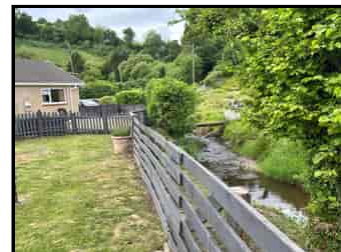


*Rural but Close To Town Large Garden Area Bounded By Stream. Well Presented and in Good Decorative Order. Offering Good Sized Accommodation With Double Glazing and LP Gas Central Heating.*



**Tawelan Bungalow, Pentremeurig Road, Carmarthen. SA31 3QS.**

**£250,000**

**R/4703/NT**

A lovely bungalow in a rural, convenient location on the edge of Carmarthen Town. A good sized garden with a stream/ river running along the side. Parking area with rural views to side and rear. The property offers good sized accommodation is well presented and in good decorative order. Having double glazing and LP gas central heating with wood style flooring and good height to ceilings. Approximately a mile from Carmarthen Town Centre and conveniently situated close to the University, schools and leisure centre.



**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

## Location

Situated on the outskirts of Carmarthen, the county town and close to the University of Wales Trinity Saint David, Egin S4C media centre and just over a mile from the town centre offering eateries, shops, Lyric Theatre and cinema, council offices and Police and Fire Brigade Headquarters with schools and a leisure centre nearby in the village of Johnstown on the edge of Carmarthen.

## Side Entrance Hallway

Entrance door and doors to

## Bedroom

3.16m x 3.08m (10' 4" x 10' 1")

Double glazed window to front. Radiator and a range of fitted wardrobes.



## Bedroom 3 Sitting Room

3m x 3.16m (9' 10" x 10' 4")

Wood style flooring, radiator and double glazed window to front.



## Bedroom

2.97m x 3.18m (9' 9" x 10' 5")

Double glazed window to rear, radiator and wood style flooring and fitted wardrobes.



## Living Room

3.27m x 4.70m (10' 9" x 15' 5")

Double glazed window to front, radiator and wood style flooring.





## Kitchen

4.5m x 2.5m (14' 9" x 8' 2")

Double glazed window to side and rear. Range of base units with worktops over and matching wall units. Stainless steel sink unit with single drainer. Washing machine, free standing cooker and fridge freezer are included in the sale. Radiator, tiled floor and splashbacks, walk in pantry off with loft access.



## Bathroom

2.16m x 2.25m (7' 1" x 7' 5")

Shower cubicle, WC, Pedestal wash hand basin, LP gas boiler which runs the hot water and central heating system. Opaque double glazed window to rear.



## Externally

Gated entrance to side drive for parking area. Large low maintenance gravelled area leading to good sized patio area and lawned garden beyond. Bounded to side by Tawelan Brook running along and lovely field views beyond.







### **Services**

We have been informed by the current vendor that the property benefits from mains water, mains electric, gas central heating and shared private drainage.

### **Tenure and Possession**

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

### **Council Tax Band**

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: 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/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## MATERIAL INFORMATION

---

**Council Tax:** Band B

N/A

**Parking Types:** None.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** F (38)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



Directions : From the office turn right into Water Street and at the traffic lights continue straight on and turn first left into Glannant Road, carry on and through College Road. Straight on at the mini roundabout and pass the college. At the traffic lights turn right and continue on Pentremeurig Road. Leave the houses and down the hill where the bungalow will be found on the right hand side before the bridge.

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](mailto:carmarthen@morgananddavies.co.uk)  
[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



Regulated by

**RICS®**