

Delightful and popular Village position. A refurbished fully modernised 3 bedroomed semi detached house. Llansawel, Llandeilo, West Wales



Glynawel, Llansawel, Llandeilo, Carmarthenshire. SA19 7JL.

£225,000

REF: R/3629/LD

*** No onward chain *** Delightful and popular Village position *** Totally refurbished and extended semi detached house
*** Stunning 3 bedroomed accommodation along with a modern kitchen and bathroom *** Benefiting from oil fired central heating, UPVC double glazing and good Broadband speed available *** High end finish with Oak doors and a modern bathroom suite

*** Set within a generous plot with extensive lawned areas and garden shed *** Patio area to the rear *** Highly appealing - Perfect Family home

*** Approximately 10 miles from Llandeilo and 9 miles from Lampeter *** Move straight in - No work needed *** Popular Village Community with two Public Houses and Village Hall *** Viewings are highly recommended - Contact us today to view



LAMPETER
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Carmarthenshire, SA31 3AD
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LOCATION

Maesteg is located within the Village Community of Llansawel in North Carmarthenshire. Llansawel is located 8 miles South from the University Town of Lampeter and 10 miles from the Market Towns of Llandovery and Llandeilo, all with a variety of amenities such as Supermarkets, Primary and Secondary Education, Places of Worship, G.P. Surgery and also within easy commuting distance to Carmarthen and the M4 Intersection at Crosshands.

GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this fully refurbished semi detached property completed to a very high standard and benefiting from oil fired central heating, UPVC double glazing and good Broadband speeds.

The property itself is set within a generous plot with an enclosed garden area laid mostly to lawn with a large patio area. The property perfectly suits a Family home with generous 3 bedroomed accommodation, good garden and within a popular Village position.

The property deserves early viewing and currently consists of the following.

THE ACCOMMODATION

LIVING ROOM



19' 0" x 15' 7" (5.79m x 4.75m). Accessed via a half glazed front entrance door, two radiators, staircase to the first floor accommodation with understairs storage cupboard.

LIVING ROOM (SECOND IMAGE)



KITCHEN

15' 6" x 14' 8" (4.72m x 4.47m). A modern and stylish fitted Kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, electric oven, 4 ring hob with extractor hood over, space and plumbing for dishwasher, patio doors opening onto the rear garden, tiled flooring, radiator.

KITCHEN (SECOND IMAGE)**SHOWER ROOM/UTILITY ROOM**

Housing a Grant oil fired central heating boiler running all domestic systems within the property, two door vanity unit with wash hand basin, 4ft shower cubicle with Triton electric shower.

FIRST FLOOR**LANDING**

With access to undereaves storage area, radiator.

REAR BEDROOM 1

14' 6" x 9' 7" (4.42m x 2.92m). With patio door opening onto a glazed balcony area, radiator.

REAR BEDROOM 1 (SECOND IMAGE)**BATHROOM**

9' 1" x 5' 6" (2.77m x 1.68m). A modern and contemporary styled suite with panelled bath with shower attachment, two drawer vanity unit with wash hand basin, radiator, low level flush w.c., extractor fan, Velux roof window, tiled flooring, part tiled walls.

FRONT BEDROOM 3

8' 6" x 9' 2" (2.59m x 2.79m). With radiator.

FRONT BEDROOM 2

14' 3" x 10' 9" (4.34m x 3.28m). With two built-in wardrobes (one with radiator), further radiator.

FRONT BEDROOM 2 (SECOND IMAGE)**EXTERNALLY****GARDEN**

A generous garden area being enclosed with a side Pedestrian access point laid mostly to a two tier lawned area and large patio.

BLOCK BUILT GARDEN SHED**VIEWS**

Rural views to the rear over open country fields.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A fantastic fully refurbished and extended property in a popular Village position.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX


The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'C'

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 Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

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, Broadband subject to confirmation by your Provider.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



Directions

From Lampeter proceed South on the A482 towards Llanwrda proceeding through Cwmann and onto Pumpsaint. Proceed through Pumpsaint. Continue to the 'Bridge End Inn' Public House. Turn right for Talley onto the B4302 road. Proceed through Crugybar and turn right at the next crossroads for Llansawel. On reaching Llansawel and on passing the former School on your left hand side take the next left turning and Glynawel will be located on your left hand side opposite the Cemetery, as identified by the Agents 'For Sale' board.

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

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<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 beautiful property, contact us:

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