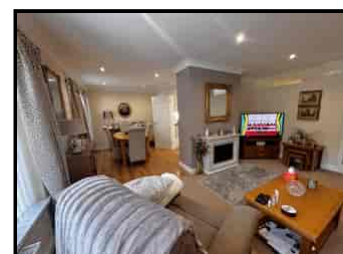


**\*\* NO CHAIN \*\*** Modern Superbly Presented in Popular Location. Open Plan Living Area, 2 Bathrooms, Spacious Living, Parking, Garden Area, Garage & Town Views. End of Cul De Sac Location. Viewing Recommended.



14 Elder Grove, Llangunnor, Carmarthen. SA31 2LQ.

£295,000

R/5000/NT

Beautifully maintained & kept bungalow in the popular location of Llangunnor. Modern low maintenance living with large picture windows leaving in natural light, LVT and wood style flooring, well kept gardens, parking to drive and garage are only some of the features which make this property a lovely home. 2 bathrooms, one of which was previously a bedroom could easily be returned back to a bedroom. Ideal retirement property close to Carmarthen Town and easy access to the main A 48 dual carriageway giving access to the M 4 and also to Pembrey Country Park 12 miles.



**LAMPETER**  
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**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 at the end of a cul de sac in the village of Llangunnor which offers junior school, village shop, easy access to A 48 dual carriageway, close to Dyfed Powys Police Headquarters and situated on the outskirts of Carmarthen Town. Town offers excellent facilities which include lovely eateries, Lyric Theatre and cinema, council offices, University, secondary schools, leisure centre, fire brigade and S4C / Egin offices. Main line train station and bus station. To the south is Ferryside, Kidwelly and Pembrey Country Park with large sandy beach, woodland walks, enclosed cycle track and dry ski slope. 2 golf clubs in Burry Port and Carmarthen Golf club is 6 miles approx.

## Hallway

Radiator, wood style flooring and doors to

## Shower Room

2.07m x 3.08m (6' 9" x 10' 1")

Shower cubicle, WC, Pedestal wash hand basin, opaque double glazing window to side.

Radiator. LVT Flooring,.



## Inner Hallway

Store cupboard with Worcester Gas Boiler.

Doors to

## Bedroom 2

3.06m x 2.08m (10' 0" x 6' 10")

Double glazed window to front. Radiator.





## Bedroom 1

3.02m x 3.76m (9' 11" x 12' 4")

Double glazed window to front. Radiator.



## Bathroom

2.36m x 2.42m (7' 9" x 7' 11")

Panelled Bath with side screen and shower over, Pedestal wash hand basin, WC, Radiator, wall and floor tiles, medicine cupboard with mirrored front. 2 x Opaque double glazed window to side.



## Kitchen

3.05m x 3m (10' 0" x 9' 10")

Range of base units with worktops over and matching wall units. Stainless steel sink unit with single drainer. Electric 4 ring hob with stainless steel extractor fan over and oven. Fitted dish washer and fridge freezer. Inset spotlights over. Wood style flooring. Double glazed window to side and side entrance door to Reception side porch.





### Dining Area

2.6m x 3.6m (8' 6" x 11' 10")

Double glazed window to rear. Radiator and opening to



### Living Room

3.8m x 4.8m (12' 6" x 15' 9")

Double glazed window to rear. Radiator.



### Side Entrance Porch

Front and rear door.

### Externally

Drive for parking to front with well kept lawned garden to front. Side pedestrian access leading to the rear lawned garden with scattered shrubs and flowers. An elevated area with some superb rural and town views enjoyed from.





## **Garage**

Up and over door.

## **Services**

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

## **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: D.

## **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

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**Council Tax:** Band D

N/A

**Parking Types:** None.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

### Construction Type

Traditional

**EPC Rating:** C (71)

**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

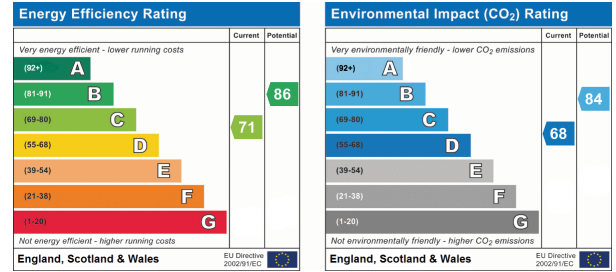
**Any easements, servitudes, or wayleaves?** No

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



## Directions

Directions : From the office continue to the end of Lammas Street. Turn left and at the traffic lights straight on and keep left. At the roundabout turn left. At the next roundabout go straight on, second junction and at the traffic lights turn right and carry on out over Towy Bridge and passed Towy Garage. At the roundabout take the second junction off and carry on through Pensarn at the end turn left and carry on up the hill. At the brow turn left into Blaengwastod Road. Carry on for 150 yards and turn left into Elder Grove. Continue to the bottom turn left and the property will be found on the left hand side.



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

**Carmarthen Office**  
**11 Lammas St**  
**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

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