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**RICS**



Since 1989

*A refurbished highly attractive mid terraced cottage. Centre of Village - Llansawel, West Wales*



**5 Marlais View, Llansawel, Llandeilo, Carmarthenshire. SA19 7JH.**

**REF: R/3031/LD**

**£115,000**

\*\*\* No onward chain - Priced to sell \*\*\* Refurbished highly attractive mid terraced cottage \*\*\* Popular and convenient centre of Village location \*\*\* Brand new fitted kitchen and bathroom \*\*\* Benefiting from solid fuel central heating \*\*\* 2 bedroomed accommodation and open plan ground floor living \*\*\* Walled rear courtyard and sheltered area \*\*\* Designated garden area with rear pedestrian access

\*\*\* Situated close to the well known Brechfa Forest - Renowned for its outdoor pursuits \*\*\* Utterly charming and delightful cottage in a popular Village location - With two Public Houses and Village Hall

\*\*\* Located 8 miles South of Lampeter in the Marlais Valley amongst the North Carmarthenshire hills \*\*\* 3 miles from the Village of Talley, 10 miles from Llandeilo and Llandovery and within easy commuting distance of Carmarthen and the M4 intersection at Crosshands

## LOCATION

5 Marlais View 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

Here we have a charming, fully refurbished 2 bedroomed cottage in a pleasant mid-terrace position. The property has undergone comprehensive refurbishment in recent times, now offering 2 bedroomed accommodation with brand new kitchen and bathroom, and also upgraded electricals and plumbing. The property also benefits from double glazing and solid fuel central heating.

Externally, it boasts a walled courtyard with covered/sheltered area and designated rear garden with hard standing for garden shed and also rear pedestrian access. The property enjoys a centre of village location and currently consists more particularly as follows:-



## RECEPTION HALL

Accessed via fully glazed doorway to a small porch area with thermostatically controlled radiator.

## OPEN PLAN KITCHEN / LIVING AREA

Living Room 18' 8" x 15' 9" (5.69m x 4.80m) with feature brick built fireplace with Trianco Housemaster multifuel burner with back boiler serving domestic hot water and central heating systems. 2 thermostatically controlled

radiators. Ceramic tiled flooring, beamed ceiling. 2 x T.V. points, open tread staircase leading to the first floor accommodation and archway opening onto :

Kitchen/Diner: 17'3 x 12'6 with an oak fitted kitchen with range of wall and floor units with worksurfaces over. Single drainer sink unit with mixer tap. 'Prima' built in electric cooker and 4 ring gas hob with stainless steel extractor fan over. Plumbing for washing machine, T.V. point. Triple seal polycarbonate roof allowing ample light into the room. Fully glazed rear entrance door to a covered patio area.





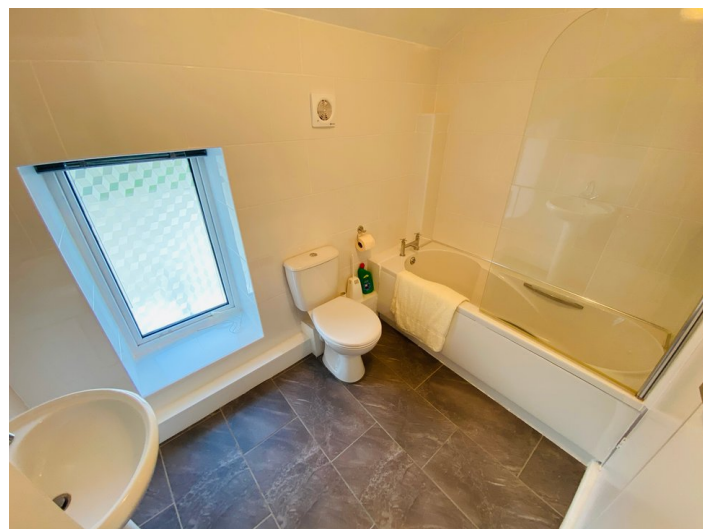
## FIRST FLOOR

Approached via open tread staircase from open plan living/kitchen area. Access to fully insulated loft space.

## BATHROOM

8' 9" x 5' 8" (2.67m x 1.73m) with pleasant newly fitted suite with panelled bath with shower over, shower screen. Low level flush w.c, pedestal wash hand basin. Mirrored double door cabinet, chrome heated towel rail. Extractor fan, shaver point. Large built in airing cupboard housing

the hot water tank and immersion heater. Thermostatically controlled radiator.



## BEDROOM 1

10' 11" x 8' 7" (3.33m x 2.62m) with window to front of property. Thermostatically controlled radiator.



## BEDROOM 2

8' 8" x 7' 3" (2.64m x 2.21m) with window overlooking the front. Thermostatically controlled radiator.



## EXTERNALLY

### REAR OF PROPERTY



### PATIO AREA

Covered patio area being laid to slab with attractive stone walls and galvanised fencing, being ideal for children and pets. This leads onto an open patio area, ideal for outdoor dining and entertaining and leading onto the rear pedestrian access.



### DESIGNATED GARDEN AREA

Having access via the rear pedestrian right of way that leads to a triangular garden area with hard standing space for garden shed. Also having plumbing in-situ for oil fired boiler/electricity and water.



### ACCESS

Rear pedestrian access available.

### AGENTS COMMENTS

A delightful centre of village location, being fully refurbished and deserving early viewing.

### TENURE AND POSSESSION

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

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

### Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, solid fuel central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.

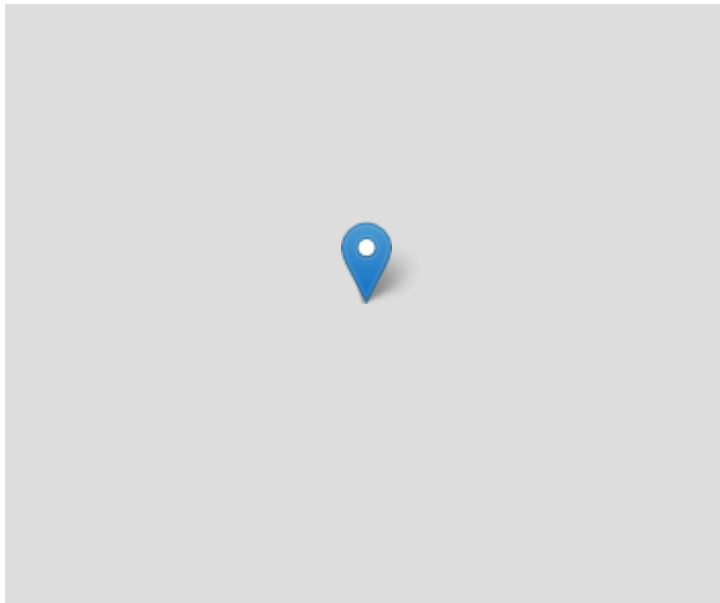
## Directions

From Lampeter take the A482 south towards Pumpsaint, proceeding to the village of Crugybar. At the Bridge End Inn, turn right onto the Talley road. Proceed to the village of Crugybar and at the next cross roads, turn right proceeding towards Llansawel.

Proceed into the village of Llansawel, and over the bridge and the property will be found opposite The Black Lion on the right hand side 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](mailto:lampeter@morgananddavies.co.uk)

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



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 