

A pleasant and well positioned detached country bungalow with fantastic views. Llanllwni, West Wales



Manordeifi, Llanllwni, Llanybydder, Carmarthenshire. SA40 9SQ.

£275,000 Guide Price

REF: R/3554/LD

*** Fantastic views *** Pleasant well positioned detached country bungalow *** 3 double bedrooomed, 2 bathroomed accommodation *** Stylish bathrooms and traditional Oak kitchen *** Generous conservatory commanding great views
*** Oil fired central heating and UPVC double glazing

*** Detached garage and workshop with wood store *** Raised lawned garden area to the rear - Low maintenance *** Tarmacadamed driveway with potential for further gardens *** Breath taking panoramic views over the renowned Teifi Valley

*** Perfectly suiting a Family home or for retirement living *** Edge of popular Village and on a regular Bus Route *** Convenient to the larger Towns of Carmarthen, Lampeter and the Cardigan Bay Coast *** Viewing recommended



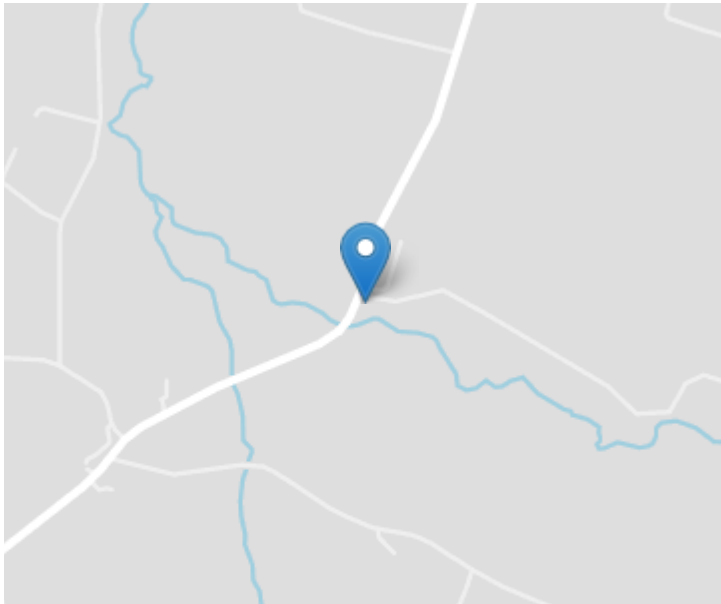
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LOCATION

Located on the edge of the Village of Llanllwni which offers a wide range of Village amenities, including Junior School, Convenience Store, Builders Merchants, two Public Houses and Places of Worship, being just 2 miles from the Market Town of Llanybydder, 6 miles from the University Town of Lampeter and 12 miles from the County Town and Administrative Centre of Carmarthen with a wide range of facilities and connection to the M4 Motorway.

GENERAL DESCRIPTION

Manordeifi is a well positioned and spacious detached country bungalow offering 3 double bedrooomed, 2 bathroomed accommodation along with a traditional Oak kitchen. The property benefits from oil fired central heating, UPVC double glazing and perfect Family space with the welcome addition of the large conservatory commanding breath taking views over the Teifi Valley.

Externally it sits on a generous plot with a tarmacadamed driveway that leads to a detached garage and onto the raised lawned area.

The front is currently a blank canvas but could be utilised for further parking or to create a larger garden area.

The property in particular offers the following.

THE ACCOMMODATION

RECEPTION HALL

Accessed via a half glazed front entrance door, laminate flooring, cloak cupboard.

FRONT BEDROOM 3

12' 0" x 11' 9" (3.66m x 3.58m). With radiator.

REAR BEDROOM 2



13' 7" x 10' 7" (4.14m x 3.23m). With radiator.

PRINCIPAL BEDROOM 1



13' 9" x 10' 7" (4.19m x 3.23m). With radiator.

EN-SUITE SHOWER ROOM



A contemporary fully tiled suite with a shower cubicle, low level flush w.c., wash hand basin with shaver light and point, chrome heated towel rail, extractor fan.

FAMILY BATHROOM



A contemporary styled 4 piece suite being fully tiled comprising of a panelled bath with corner taps, shower cubicle, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, shaver light and point, extractor fan.

LIVING ROOM



21' 9" x 12' 4" (6.63m x 3.76m). With an open fireplace housing a cast iron multi fuel stove on a slate hearth and Oak beam over, laminate flooring, two radiators.

LIVING ROOM (SECOND IMAGE)



LARGE CONSERVATORY



13' 7" x 11' 1" (4.14m x 3.38m). With radiator, patio doors opening onto the front garden area.

KITCHEN



17' 2" x 11' 7" (5.23m x 3.53m). An Oak farmhouse style kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, eye level electric oven and grill, 4 ring hob with extractor hood over, oil fired Rayburn Range running the hot water system and for cooking, plumbing and space for automatic washing machine and dishwasher, tiled flooring, large pantry cupboard.

KITCHEN (SECOND IMAGE)



BOOT ROOM

With radiator, rear entrance door.

EXTERNALLY

DETACHED GARAGE



20' 0" x 10' 0" (6.10m x 3.05m). With an up and over door and side entrance door, doors opening onto the workshop.

WORKSHOP

15' 0" x 10' 0" (4.57m x 3.05m). Being 'L' shaped, with a Grant oil fired central heating boiler running all domestic systems within the property.

STORE SHED

WOOD STORE

REAR GARDEN



A raised lawned garden area bordering open country fields.

POTENTIAL FRONT GARDEN



Currently a parking/yard area but could easily be re-introduced as a lawned garden as it would enjoy fantastic views over the Teifi Valley.

PARKING AND DRIVEWAY



Tarmacadamed driveway with ample parking.

VIEWS FROM PROPERTY



FRONT OF PROPERTY



AGENT'S COMMENTS

A great Family home or for retirement living. A must view.

TENURE AND POSSESSION

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

COUNCIL TAX

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


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

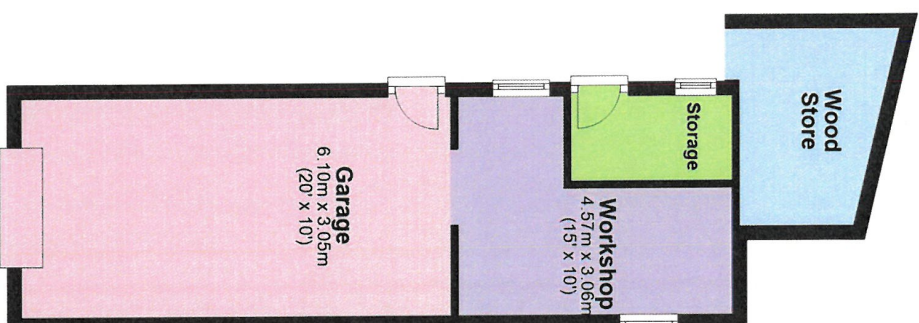
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		94
(81-91) B		
(69-80) C		
(55-68) D	66	
(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	

GROUND FLOOR

Approx. 158.2 sq. metres (1702.5 sq. feet)



Total area: approx. 158.2 sq. metres (1702.5 sq. feet)

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



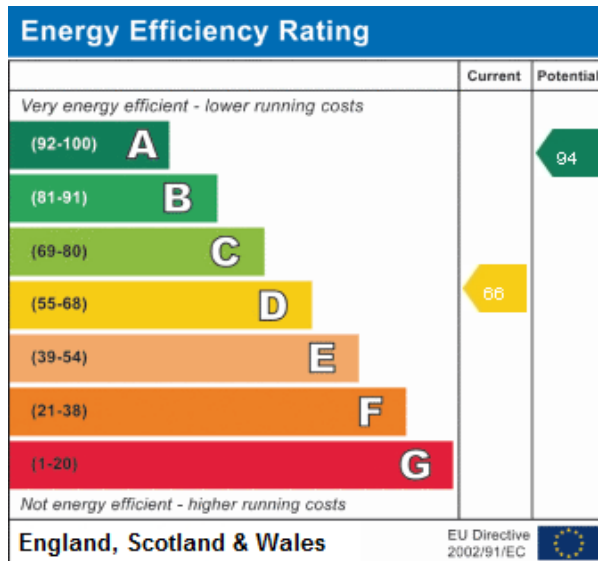
Directions

From Lampeter take the A485 Carmarthen road. Proceed through Llanybydder towards Llanllwni. On entering the Village of Llanllwni the property will be located on your left hand side, before you head down the hill, 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



For further information or to arrange a viewing on this beautiful property, contact us:

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