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*A pleasantly positioned and nicely presented 3 bedroomed detached bungalow with outbuildings.
Near Llandysul, West Wales*



Cyncoed, Llanfihangel-Ar-Arth, Pencader, Carmarthenshire. SA39 9HZ.

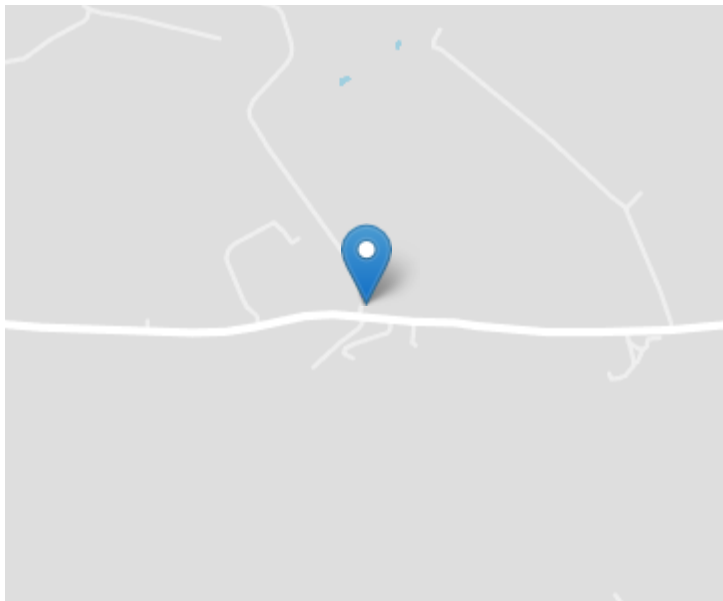
REF: R/3238/LD

£315,000

*** Pleasantly positioned country bungalow *** Nicely presented 3 bedroomed, 2 bathroomed accommodation *** Good range of useful outbuildings - With double garage and workshop *** Delightful country location - On the outskirts of Llandysul *** Oil fired central heating, UPVC double glazing and Broadband available

*** Large yard area with ample parking and turning space *** Established and productive vegetable garden area and greenhouse *** Level lawned area to the front and large patio to the rear

*** A property perfectly suiting Family accommodation with fantastic indoor and outdoor space *** Semi rural position - Outskirts of the scattered rural Community of Llanfihangel Ar Arth *** Only 2 miles from the Market Town of Llandysul and a 20 minute drive to the County Town of Carmarthen and access to the M4 Motorway *** Viewing highly recommended - Don't miss this opportunity *** Contact us today to view



LOCATION

The property is located in the heart of the Teifi Valley and on the edge of the scattered rural Community of Llanfihangel Ar Arth, 4 miles South from the Market Town of Llanybydder, 12 miles from the County Town of Carmarthen, 10 miles from the University Town of Lampeter and only 2 miles from the Market Town of Llandysul with a good range of local amenities.

GENERAL DESCRIPTION

Cyncoed is a delightfully positioned 3 bedroomed, 2 bathroomed detached bungalow nicely positioned on the outskirts of Llandysul. The property itself is nicely presented and benefits from oil fired central heating.

Externally it sits on an extensive plot with useful outbuildings, such as the double garage/workshop, and a large log store. It boasts an established and productive vegetable garden, lawned area and large patio.

In all suiting Family or retirement living with ample indoor and outdoor space for the whole Family. Currently the property offers more particularly the following:-

RECEPTION HALL

With a solid front entrance door with two side glazed panels.



LIVING ROOM

24' 5" x 12' 3" (7.44m x 3.73m). With double aspect windows to the front and side, two radiators, open fireplace housing the cast iron multi fuel stove on a tiled hearth.



CONSERVATORY

12' 0" x 8' 0" (3.66m x 2.44m). Of UPVC construction, with two side entrance doors, tiled flooring.



DINING ROOM

12' 2" x 11' 8" (3.71m x 3.56m). With radiator, patio doors opening onto the Conservatory.



KITCHEN

12' 1" x 11' 8" (3.68m x 3.56m). An oak fitted kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit, eye level oven and grill, 4 ring hob, radiator, tiled flooring.



UTILITY ROOM

With rear entrance door, plumbing and space for automatic washing machine and tumble dryer, Trianco oil fired central heating boiler.

WALK-IN PANTRY

INNER HALLWAY

With radiator.

FAMILY BATHROOM

A pleasant 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, airing cupboard housing the hot water cylinder and immersion.



BEDROOM 1

16' 6" x 12' 0" (5.03m x 3.66m). With views over the established vegetable garden, radiator.



EN-SUITE TO BEDROOM 1

12' 0" x 7' 5" (3.66m x 2.26m). Having a 3 piece suite comprising of a shower cubicle, low level flush w.c., pedestal wash hand basin, wall to wall wardrobes.



BEDROOM 2

13' 3" x 8' 2" (4.04m x 2.49m). With radiator.



BEDROOM 3

11' 6" x 10' 4" (3.51m x 3.15m). With radiator, built-in wardrobes.



EXTERNALLY

RANGE OF OUTBUILDINGS

Comprising:-

DOUBLE GARAGE

18' 8" x 16' 0" (5.69m x 4.88m). With two up and over doors, fitted work bench, electricity connected.



PURPOSE BUILT WORKSHOP

Of timber construction under a corrugated roof.



WORKSHOP 1

20' 0" x 12' 0" (6.10m x 3.66m).

WORKSHOP 2

15' 0" x 10' 0" (4.57m x 3.05m).

LOG STORE

25ft. Of timber construction.

GARDEN

A particular feature of this delightful property is its extensive plot which boasts a well maintained level lawned area to the front, an established vegetable garden and GREENHOUSE to the side and a large patio to the rear.



VEGETABLE GARDEN



PATIO AREA



YARD AREA

An extensive driveway and yard area with ample parking and turning space and good access to both the property and outbuildings.



POSITION

A delightful position within the Teifi Valley surrounded by open countryside with great views.

FRONT OF PROPERTY



AGENT'S COMMENTS

A well positioned country bungalow with ample indoor and outdoor space.

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 property - 'E'.

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 available.

Directions

From Lampeter take the A485 South towards Carmarthen. Proceed to the Village of Llanllwni via Llanybydder. Once reaching Llanllwni take the B4336 road on your right on leaving the Village towards Llandysul. Proceed to Llanfihangel Ar Arth square and continue for a further mile out of the Village towards Llandysul. The property will be located thereafter on your left hand side.

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

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