

A well situated, 2/3 bedroomed dormer style residence, in popular rural hamlet Nr. Llandeilo, in North Carmarthenshire



Gwynfa, 2 Bro Dolau , Rhydcymerau, Llandeilo, Carmarthenshire. SA19 7PU

£145,000

R/4221/AM

Guide Price o.n.o.

*** Traditionally built in the 1960s a 2/3 Dormer style semi detached house *** Oil fired central heating ***
Inner hall with shower room/w.c. *** Lounge and separate Dining Room (possibly 3rd bedroom) ***
Kitchen and good sized Utility Room *** 2 good sized bedrooms on the first floor ***

*** Externally workshop and fuel store *** Attractive gardens *** Off street parking with private driveway
*** Pleasant views to the front and rear ***



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LOCATION

Rhydcymerau is a delightful countryside village on the edge of the Brechfa Forest, 5 miles from the town of Llanybydder and 8 miles from the University town of Lampeter. 18 miles north of the county town of Carmarthen.

GENERAL

Gwynfa is a well presented and positioned semi-detached, traditionally built dormer style dwelling house over 2 stories. Constructed in the early 1960s of cavity elevations under a tiled roof, and benefiting from oil fired central heating and in the majority, UPVC double glazing. Offering 2/3 bedroomed accommodation. The property is conveniently located in a small rural hamlet.

The accommodation offers more particularly:-

HALL

11' 3" x 6' 4" (3.43m x 1.93m) Sliding door to conservatory/hall. Tiled flooring. Double panelled radiator. Understairs cupboard.

SHOWER ROOM/W.C.

9' 5" x 6' 4" (2.87m x 1.93m) in wet room arrangement with electric shower unit, curtain and rail, Heated towel rail. Low level flush w.c. Pedestal wash hand basin. Part tiled.



KITCHEN/DINER

13' 1" x 10' 5" (3.99m x 3.17m) fitted replete with floor and wall cupboards. Extractor fan. Glazed cabinets. Plumbing and space for automatic washing machine. Single drainer sink unit. Double panelled radiator. Tiled flooring.



LOUNGE

14' 4" x 11' 9" (4.37m x 3.58m) with tiled fireplace. 2 radiator. TV point.



UTILITY

9' 4" x 8' 3" (2.84m x 2.51m) with half glazed rear entry door. Separate side door from side pathway.

**DINING ROOM/ POSSIBLE GROUND FLOOR BEDROOM 3**

12' 0" x 10' 6" (3.66m x 3.20m) with radiator. Laminated flooring.

**FIRST FLOOR****LANDING**

With access to insulated loft area. Under eaves boarded storage room off with sloping ceiling 13' 5" x 6' 5" (4.09m x 1.96m) into eaves.

BEDROOM 1

13' 8" x 10' 0" (4.17m x 3.05m) with radiator.

**BEDROOM 2**

15' 4" x 14' 9" (4.67m x 4.50m) with radiator. Store cupboard.

**EXTERNALLY****GENERAL**

Externally to the front is a gated drive together with patio areas, shrubs and flower beds. Concrete paths leading to the side opening to a rear patio with split level grounds backing onto open fields with an external 'Worcester' combination oil fired central heating boiler and bunded UPVC oil tank.

WORKSHOP

16' 4" x 8' 10" (4.98m x 2.69m) with timber store incorporated.

REAR PATIO



REAR GARDEN

In split level with views over open fields.



OFF STREET PARKING

With private driveway.

FRONT OF PROPERTY



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.

AGENTS COMMENTS

As well positioned and ideal first time purchase in popular rural hamlet on the edge of the Brechfa forest. A lovely residence set within its own manageable sized grounds with pleasant aspect.

TENURE AND POSSESSION

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

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

VIEWS TO SOUTH



VIEWS TO REAR OVER OPEN FARMLAND**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 in the majority, telephone subject to B.T. transfer regulations, Broadband availability.

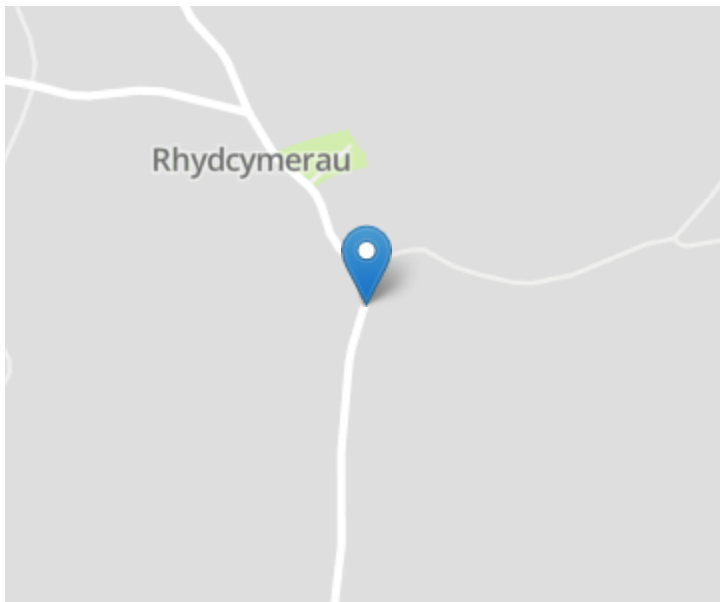
Directions

From Lampeter take the A485 to Llanybydder. On reaching Llanybydder at the Cross Hands Hotel, take the B4337 for Llansawel. Continue to Rhydcymerau and in the village, turn right for Llanllwni in the centre of the village. The property will be found after approx 150m 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

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

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