

Regulated by:



**RICS**



Since 1989

*A refurbished modern detached bungalow with low generous grounds. Rhos, near Llandysul, West Wales*



**Redlands, Rhos, Llangeler, Llandysul, Carmarthenshire. SA44 5EE.**

**REF: R/3210/LD**

**£290,000**

\*\*\* No onward chain \*\*\* Pleasant Village position \*\*\* Refurbished 3 bedroomed, 2 bathroomed detached bungalow \*\*\* Recently updated with modern kitchen and bathrooms \*\*\* LPG fired central heating, UPVC double glazing and Broadband available

\*\*\* Detached garage and ample parking \*\*\* Private and extensive rear patio area \*\*\* Not overlooked - With a pergola and BBQ area \*\*\* Low maintenance living - Suiting a Family home or for retirement living \*\*\* Ready to move into - Newly decorated and flooring throughout \*\*\* Generous garden to the side - With Planning Permission granted

\*\*\* Popular Village location - Close to the Market Towns of Newcastle Emlyn and Llandysul \*\*\* Only a short drive to the Administrative Centre of Carmarthen \*\*\* Public House, Restaurant and Hotel nearby \*\*\* Contact us today to view



## LOCATION

Located nicely within the rural Village of Rhos just off the A484 Newcastle Emlyn to Carmarthen road. The Village of Rhos lies 4 miles South from the Teifi Valley Market Town of Llandysul with a comprehensive range of shopping and schooling facilities, 6 miles from the Market Town of Newcastle Emlyn and a 20 minute drive to Carmarthen and the link road to the M4 Motorway and having National Rail Networks.

## GENERAL DESCRIPTION

Redlands is a beautifully refurbished detached bungalow offering comfortable 3 bedrooomed, 2 bathroomed accommodation along with a stylish and modern kitchen and bathrooms.

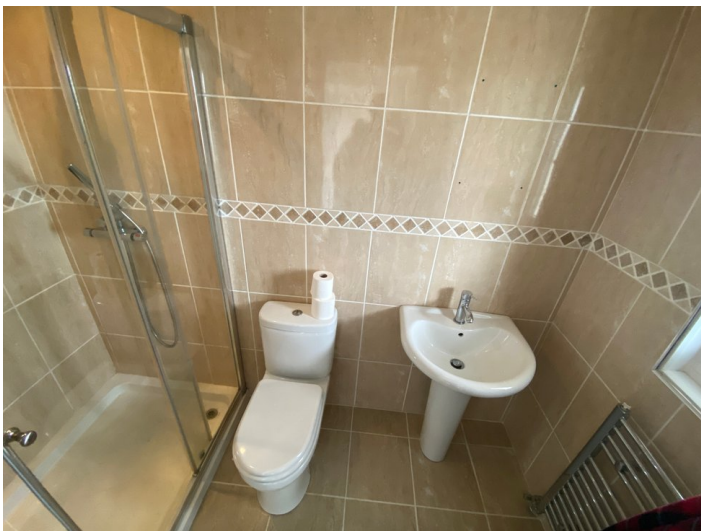
A generous low maintenance garden with a useful detached garage and BBQ/ pergola area and a large private rear patio. The property enjoys ample parking. The accommodation at present offers more particularly the following:-

## RECEPTION HALLWAY

Having access via a newly fitted UPVC front entrance door with side glazed panel, tiled flooring, airing cupboard housing the hot water cylinder.

## SHOWER ROOM

A fully tiled stylish suite with a shower cubicle, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, extractor fan.



## LIVING ROOM

15' 6" x 11' 6" (4.72m x 3.51m). With radiator, TV. point.



## KITCHEN/DINER

32' 0" x 12' 0" (9.75m x 3.66m). With a modern gloss fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric cooker point and space, plumbing and space for dishwasher, two radiators, tiled flooring, patio doors opening onto the rear and extensive patio area, rear entrance door, TV. point.



**KITCHEN/DINER (SECOND IMAGE)****KITCHEN/DINER (THIRD IMAGE)****INNER HALLWAY**

With radiator.

**BATHROOM**

A fully tiled modern suite comprising of a tiled sunken bath with shower attachment, pedestal wash hand basin, enclosed low level flush w.c., pillared radiator, extractor fan.

**FRONT BEDROOM 3**

10' 9" x 7' 8" (3.28m x 2.34m). With radiator, TV. point.

**FRONT BEDROOM 2**

11' 0" x 11' 0" (3.35m x 3.35m). With radiator, picture window over the front garden, TV. point.

**REAR BEDROOM 1**

12' 5" x 10' 5" (3.78m x 3.17m). With radiator, TV. point.





## EN-SUITE TO BEDROOM 1

A newly completed shower suite with aqua boarded walls, walk-in shower cubicle, low level flush w.c., pedestal wash hand basin, LED mirror with touch sensitive lighting, tiled flooring, extractor fan.



## UTILITY ROOM

7' 2" x 4' 5" (2.18m x 1.35m). With a range of fitted cupboards, plumbing and space for automatic washing machine, Worcester LPG central heating boiler running all systems within the property.

## EXTERNALLY

### FRONT OF PROPERTY



## PARKING AND DRIVEWAY

The property enjoys a dual entrance with ample parking space.



## FRONT GARDEN

To the front of the property lies a blank canvas which could be re-introduced or as a lawn or gravelled/patio area.



## DETACHED GARAGE

28' 0" x 12' 0" (8.53m x 3.66m). With an up and over door and side service door.





## PERGOLA/BBQ AREA

With fine views over rear farmland.

## REAR GARDEN

The property enjoys an extensive rear patio area with a level area ready for a lawn or further patio/gravelled area, all of which being private, not being overlooked, and backing onto open farmland.

To the side of the property lies a generous lawned garden area, all mature hedge and tree line boundary, an essential element to any Family home. This section of the garden also has Planning Permission for a detached bungalow.



REAR GARDEN (SECOND IMAGE)



## REAR OF PROPERTY



### PLEASE NOTE

The entrance to the property lies through the Public House Car Park and the property has full Rights of Way.

### PLANNING PERMISSION

There lies Full Planning Permission for a detached bungalow within the side garden. Alternatively it offers a generous garden space.



### AGENT'S COMMENTS

A highly desirable property being fully refurbished and in a convenient location.

### TENURE AND POSSESSION

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

### COUNCIL TAX

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

**PLEASE NOTE:**

The property is of 'Ken Cast' Precast Construction (Non Standard).

**Services**

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

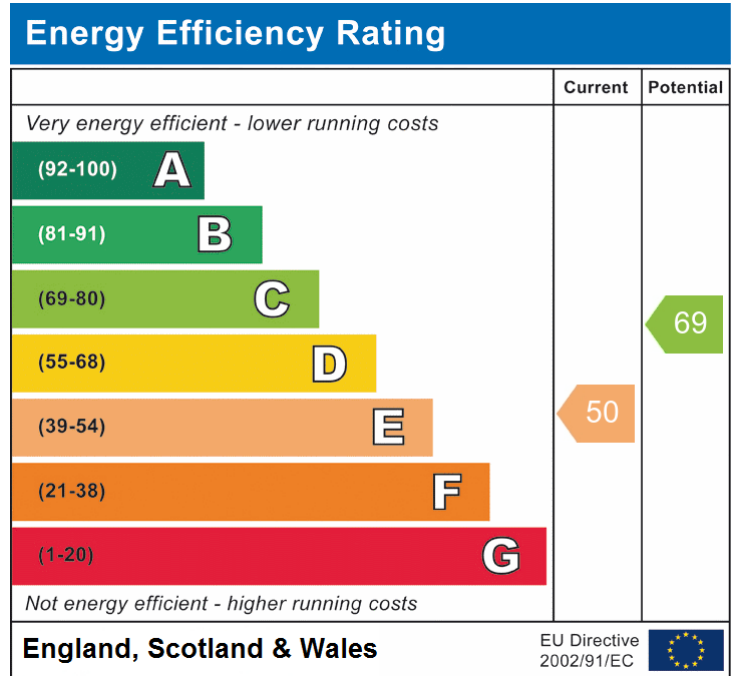
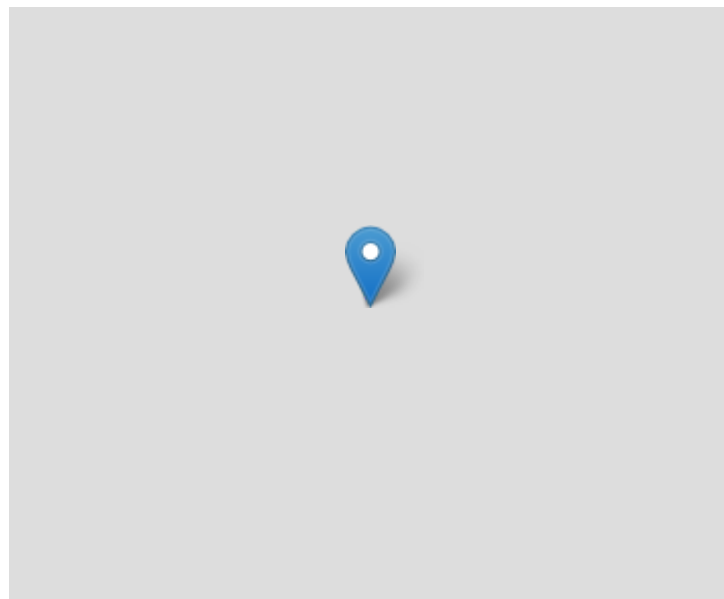
**Directions**

The Village of Rhos, Llangeler is located on the A484 road running from Newcastle Emlyn, South, towards Carmarthen. At the Village of Rhos you will see the 'Lamb Inn Public House' on the right hand side. Continue through the gravelled Car Park of the Lamb Inn Public House and the property will be located thereafter. Redlands does have an official Right of Way through this Car Park leading to their driveway, 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)

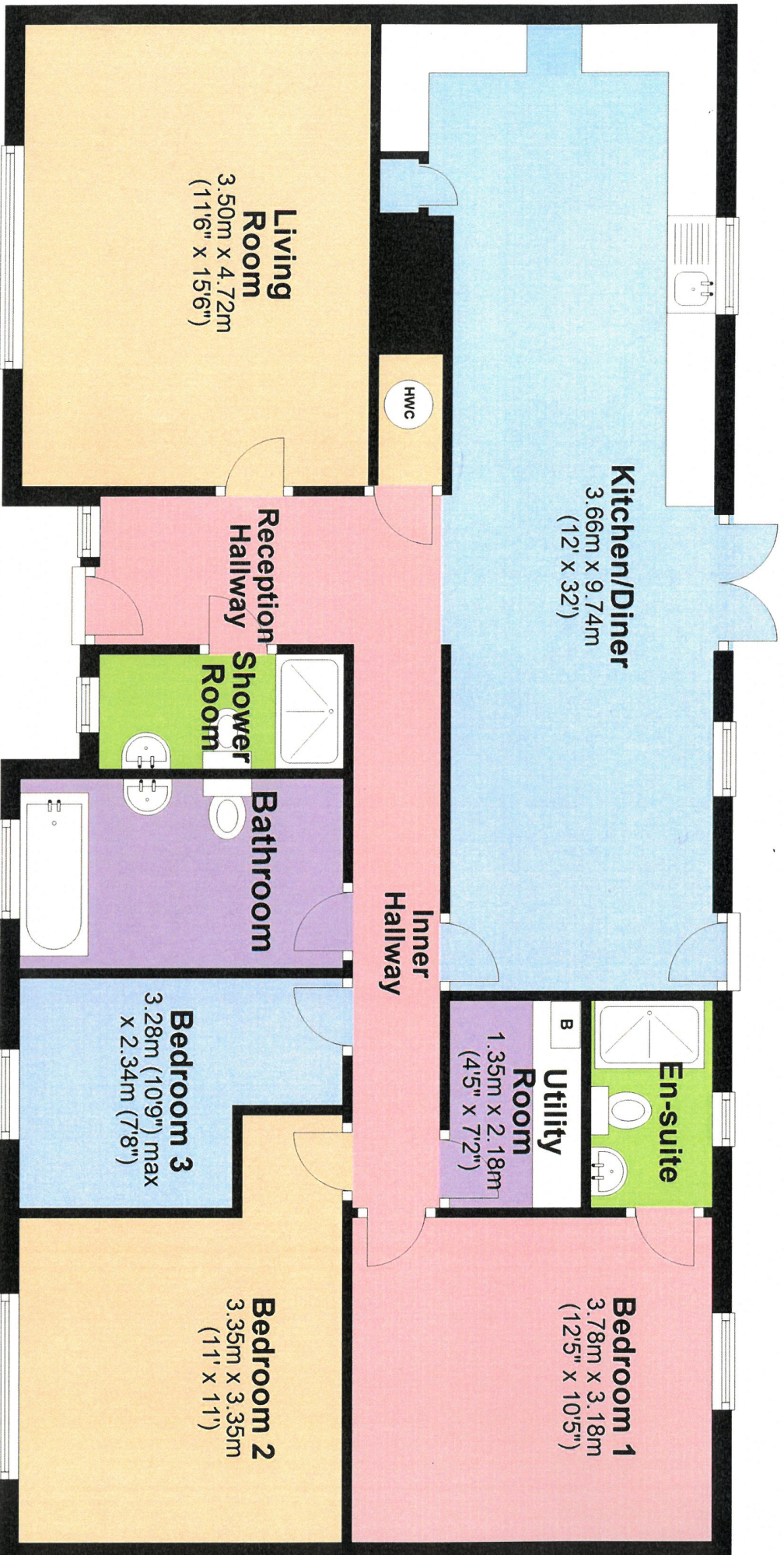
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# Ground Floor



Total area: approx. 98.2 sq. metres (1057.5 sq. feet)

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