

*Llanddarog Village Location. Garage, Garden and Parking. Convenient Location Just Off the A 48. Short Walk to Bus Route. Good Sized Rooms.*



**Y Bryn, Llanddarog, Carmarthen. SA32 8NU.**

**£215,000**

**R/4251/NT**

\*\*\*Popular location in the beautiful village of Llanddarog with picturesque thatched roof public house and church.\*\*\* A short walk from a bus route the property is light and roomy offering good sized accommodation. \*\*\* Double glazing and oil central heating with drive parking and garage.\*\*\* Enclosed garden to rear and situated in the centre of the village.\*\*\* Lovely eateries, village shop, junior school and new soon to be village hall. \*\*\* Just off the main A 48 dual carriageway between Carmarthen and Cross Hands. \*\*\*



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## Agents Comments.

Traditionally cavity build bungalow in the popular village of Llanddarog. Spacious and offering light and roomy accommodation. Having oil central heating and double glazing although needing some modernization. A short walk to the village amenities and bus stop a good location is offered by the property.

Llanddarog village offers excellent day to day facilities including shop, village school, hall ( Currently in Construction), popular eateries and situated just off the A 48 between Carmarthen and Cross Hands. Carmarthen is 6 miles offering good shopping facilities with national and traditional retailers, schools, leisure centre, bus and rail stations. Cross Hands ever growing retail centre and leisure facilities is 4 miles. National Botanic Gardens of Wales 2 miles and Pembrey Country park with its large sandy beach, dry ski slope, woodland walks and enclosed cycle track is 13 miles approx.

## Entrance Hallway

Store cupboard. Radiator and door to

## Living Room

4.2m x 4.5m (13' 9" x 14' 9")

Double glazed window to front. 2 x radiators and door to



## Dining Room

3m x 3.45m (9' 10" x 11' 4")

Double glazed window to front. Radiator and serving hatch to kitchen



## Kitchen

1.65m x 2.6m (5' 5" x 8' 6")

Range of base units with worktops over and matching wall units. One and a half bowl sink unit with single drainer. Space for cooker, side entrance door and window to



## Conservatory

1.6m x 3.5m (5' 3" x 11' 6")

Side entrance door.

### Bathroom

2.7m x 1.4m (8' 10" x 4' 7")

Panelled bath with mixer tap attachment. WC. Wash hand basin. Opaque double glazed window to side. Localized wall tiles.

### Bedroom

3.6m x 3.3m (11' 10" x 10' 10")

Double glazed window to rear. Radiator.



### Bedroom

3.7m x 3.9m (12' 2" x 12' 10")

Double glazed window to rear. Radiator. Fitted cupboard with double doors.

### Externally

Drive and parking area to side and front Partly shared. Front low maintenance garden area with side pedestrian access to rear enclosed garden area with garden store shed.



### Garage

2.5m x 5.4m (8' 2" x 17' 9")

Up and over door, oil boiler which runs the hot water and central heating system .

### Tenure and Possession

We are informed that the property is of freehold tenure

### Council Tax

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the

property is - D

### **Services**

The property has oil fired central heating, mains water and mains drainage.

### **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/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

## MATERIAL INFORMATION

---

**Council Tax:** Band D

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G great data and voice

**EPC Rating:** E (43)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



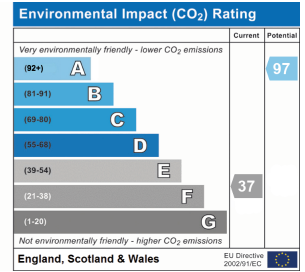
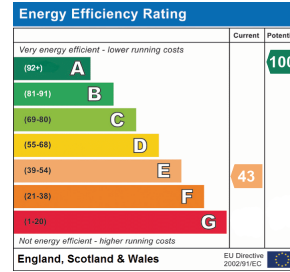
## Directions

From Carmarthen take the A 48 east towards Cross Hands. After 6 miles turn right to Llanddarog village, in the centre turn right opposite the White Hart Public House. for Cwmisfael and the property will be found immediately on the right shown by a Morgan & Davies for sale board.

**VIEWING:** Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

All properties are available to view on our website - [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk) . Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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 property please contact :

**Carmarthen Office**  
**11 Lammas St**  
**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

T: 01267 493444

E: [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)  
[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



Regulated by

**RICS**