

A delightful 2 bedroomed mid terraced Village cottage with an enclosed rear garden. Llansawel, West Wales



4 Marlais View, Llansawel, Llandeilo, Carmarthenshire. SA19 7JH.

£98,000

REF: R/

*** Delightful Village setting *** 2 bedroomed mid terraced property *** Centre of Village location *** Electric heating, UPVC double glazing and good Broadband connectivity *** Multi fuel stove *** Modern kitchen and bathroom - Recently updated *** Ideal for 1st Time Buyers

*** Enclosed garden area laid mostly to paved patio along with a small lawned area with a range of mature shrubs *** Garden store and shelter/BBQ area

*** Situated close to the well known Brechfa Forest renowned for its outdoor pursuits *** Great Community - With two Public Houses and Village Hall *** Located 8 miles South from the University Town of Lampeter in the mid Marlais Valley amongst the North Carmarthenshire hills *** 3 miles from the Village of Talley *** 10 miles from Llandeilo and Llandovery *** Within easy commuting distance to Carmarthen and the M4 Intersection at Crosshands



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

LOCATION

The property is located within the Village Community of Llansawel in North Carmarthenshire. Llansawel is located 8 miles South from the University Town of Lampeter and 10 miles from the Market Towns of Llandovery and Llandeilo, all with a variety of amenities such as Supermarkets, Primary and Secondary Education, Places of Worship, G.P. Surgery, and also within easy commuting distance to Carmarthen and the M4 intersection at Crosshands.

GENERAL DESCRIPTION

A delightful and nicely positioned 2 bedroomed mid terraced cottage enjoying a modern fitted kitchen and bathroom along with an enclosed rear garden. The property benefits from electric heating, double glazing and good Broadband connectivity.

Externally there is an enclosed rear garden with garden store, shelter/BBQ area and patio area.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door.

LIVING AREA/KITCHEN

22' 0" x 10' 8" (6.71m x 3.25m).



LIVING AREA

With an open fireplace housing a cast iron multi fuel stove, wooden flooring.



KITCHEN AREA

A recently fitted modern Shaker style fitted kitchen with a range of wall and floor units with breakfast bar, sink and drainer unit with mixer tap, electric oven, 4 ring hob with extractor hood over, staircase to the first floor accommodation.



REAR HALL

With access to the loft space.

SHOWER ROOM

Being recently upgraded with a corner shower cubicle, low level flush w.c., pedestal wash hand basin, extractor fan, electric wall heater, heated towel rail.



UTILITY ROOM

9' 4" x 6' 5" (2.84m x 1.96m). With fitted cupboards, plumbing and space for automatic washing machine, space for undercounter fridge and freezer, rear entrance door to the garden.

FIRST FLOOR

LANDING

With fitted book shelves.

BEDROOM 2

10' 2" x 8' 6" (3.10m x 2.59m). With fitted wardrobes and electric heater.



BEDROOM 1

12' 1" x 8' 2" (3.68m x 2.49m). With electric heater.



EXTERNALLY

GARDEN SHED

8' 2" x 5' 8" (2.49m x 1.73m). Of block construction.

SHELTER/BBQ AREA

GARDEN

An enclosed garden area laid mostly to paved patio along with a small lawned area with a range of mature shrubs.

PLEASE NOTE

There is a right of way for the neighbouring property to access their garden shed and the ear lane.

FRONT OF PROPERTY



AGENT'S COMMENTS

A delightful centre of Village property deserving early viewing.

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 C?????????? County Council. Council Tax Band for the 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.

Services

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

Directions

From Lampeter take the A482 road South towards Pumpsaint. Continue to the Village of Crugybar. At the former Bridgend Inn Public House turn right onto the Talley road. Proceed to the Village of Crugybar. At the next crossroads turn right proceeding towards Llansawel. Proceed into the Village of Llansawel and over the bridge. The property will be found opposite the Black Lion Public House on your 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

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 property please contact :

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS[®]