

Large Family Home in Popular Rural Village Location. Parking, garage and good sized garden area to rear. Potential for an annex to rear lower level. Lovely light and airy accommodation with



Llys Awelon, Drefach, Llanelli, Carmarthenshire. SA14 7BB.

£350,000

R/4052/NT

A large family home in the popular rural village of Drefach, Nr. Cross Hands. Large living room with conservatory to rear, Kitchen with sitting/ dining room off, integral garage with patio area with views and garden area and parking to front. Double glazing and oil central heating with the master bedroom en suite. The basement has been partly converted and could easily be a self contained annex. Situated in the village close to shop and garage, cricket club and level walk to junior school. 2 miles from

Cross Hands village ever growing with shop outlets and M4 dual carriageway connection giving access to Swansea, Cardiff, Carmarthen and Llandeilo. Pembrey Country Park with large sandy beach, dry ski slope, enclosed cycle track and woodland walks is 14 miles approx.



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

Reception Hallway

Staircase, front door, radiator and doors to :

Sitting / Dining Room



13'9 x 12'1.

Double Glazed window to front. Radiator, wood style flooring and opening to :

Kitchen



12' 1" x 13' 8" (3.68m x 4.17m)

Range of base units with worktops over and matching wall units including display cabinet, corner cabinet with carousel. One and a half bowl sink unit with single drainer, Rangemaster Professional cooking range with extractor fan over. Plumbing for Dishwasher, double glazed window to rear. Radiator and door to :

Utility



13' 5" x 5' 9" (4.09m x 1.75m)

Stainless steel sink unit with single drainer and base unit. Plumbing for washing machine, double glazed window to rear. Rear entrance door. door to

Shower Room

Shower cubicle, WC, pedestal wash hand basin, radiator, tiled walls, extractor fan and opaque double glazed window to side.

Study

9' 0" x 7' 4" (2.74m x 2.24m)

Double glazed window to rear, wood style flooring and radiator.

Living Room



24' 5" x 13' 5" (7.44m x 4.09m)

Electric flame effect wall fire, double aspect to front and side, wood style flooring, 2 x radiators, wall lights and opening to :

Conservatory



13' 2" x 12' 5" (4.01m x 3.78m)

Dwarf wall surround, wood style flooring, radiator and french doors to patio.

Landing

Radiator, loft access and doors to.

Bathroom



5' 9" x 7' 2" (1.75m x 2.18m)

Paneled Bath shower and side screen over, wc, wash hand basin, white towel radiator, airing cupboard, opaque double glazed window to front and tiled walls.

Bedroom



13' 6" x 9' 9" (4.11m x 2.97m)

Double glazed window to front and radiator.

Master Bedroom



13' 6" x 14' 7" (4.11m x 4.45m)

Double glazed window to rear and radiator. Door to :

Bedroom



18' 0" x 12' 0" (5.49m x 3.66m)

Double glazed window to rear and radiator.

En Suite



5' 7" x 7' 3" (1.70m x 2.21m)

Shower cubicle, wc, wash hand basin. Opaque double glazed window to rear. Tiled walls. Chrome towel radiator.

Bedroom



13' 8" x 11' 10" (4.17m x 3.61m)

Double glazed window to front and radiator.

Garage

18' 7" x 16' 3" (5.66m x 4.95m)

Electric up and over door. Grant Boiler which runs the central heating and hot water system.

Basement

Room 29' 9" x 13' 4" (9.07m x 4.06m) window to rear and roller shutter door.

Room 14' 0" x 12' 0" (4.27m x 3.66m)

Room 24'3 x 6'9. Room 13'6 x 12'2. Room 23'6 x 13'6.

Room 13'3 x 12'5 French doors to rear.

Separate Garden Shed 13'9 x 11'6

Externally



Front Parking & Turning area with side access to rear lawned garden. Rear patio area off the upper level of the house.

Please Note

Some external completion work is required to the house along with the basement needing completion. The house offers great potential for the family home and annex for family overspill.

Tenure

The property is freehold.

Services

Mains water, electric and drains are connected to the property. Oil central heating system.

Council tax

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

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.

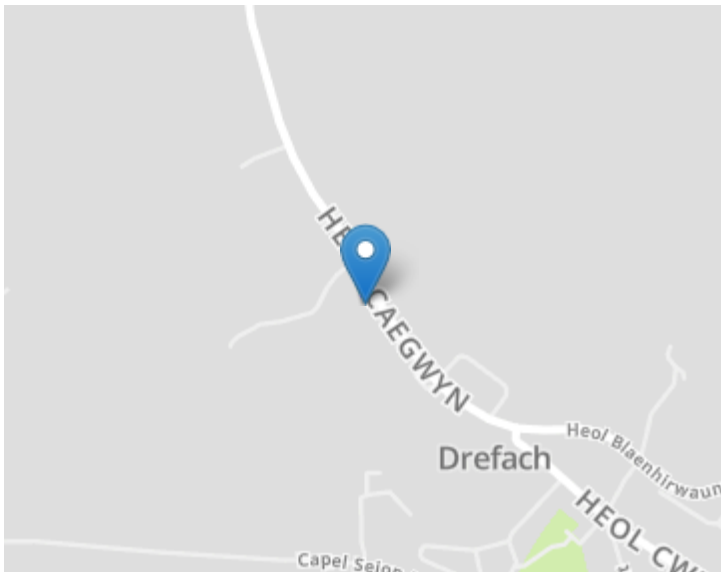
Directions

From Carmarthen take the A 40 east towards Cross Hands carry on for 7 miles and take the Bottanic Gardens turning carry on down to the roundabout and take the last junction off into Porthyrhyd. At the junction turn left and carry on towards Drefach. Enter the village and after 300 yards the property will be found on the right hand side shown by a Morgan and Davies for sale board (before reaching the garage and shop).

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@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' .

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For further information or to arrange a viewing on this beautiful property, contact us:

Carmarthen
11 Lammas St
Carmarthen
Carmarthenshire
SA31 3AD

T: 01267 493444

E: carmarthen@morgananddavies.co.uk

www.morgananddavies.co.uk



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