

A nicely presented well positioned 3 bedroomed Village residence with rear garden and side parking. Llansawel, near Llandeilo, West Wales



Neuadd Wen, Llansawel, Llandeilo, Carmarthenshire. SA19 7JJ.

£190,000

REF: R/4228/LD

*** A well proportioned and nicely presented semi detached Village residence *** 3 double bedroomed accommodation *** Stylish kitchen and bathroom *** Open plan living area with newly built staircase *** Oil fired central heating and UPVC double glazing *** Traditional double fronted stone and slate property

*** Off road parking *** Low maintenance enclosed rear garden *** Newly laid patio

*** Centre of Village position *** 10 miles from Llandeilo and 9 miles from Lampeter *** A traditional and substantial Family home *** Contact us today to view



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

Well positioned within the popular rural Community of Llansawel with Primary School, Public Houses and Places of Worship, nestling in the Cothi Valley, being centrally positioned and being approximately 8 miles equidistant of the Market Towns of Lampeter, to the North, Llandovery, to the East, and Llandeilo, to the South.

GENERAL DESCRIPTION

A substantial Village residence offering comfortable Family accommodation with 3 double bedrooms and a modern kitchen and bathroom.

The property enjoys a low maintenance enclosed rear garden with a newly laid patio area. To the front lies a parking area.

It offers comfortable living with oil fired central heating, double glazing and a wood burning stove.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

OPEN PLAN LIVING AREA

23' 1" x 16' 2" (7.04m x 4.93m). Accessed via newly fitted UPVC front entrance door, feature wood burning stove, oak effect laminate flooring, two bay windows to the front, window to the rear, four radiators, new staircase leading to the first floor accommodation.



LIVING AREA (SECOND IMAGE)



LIVING AREA (THIRD IMAGE)



KITCHEN/DINING ROOM

10' 7" x 15' 6" (3.23m x 4.72m). A modern fitted kitchen with base and wall units, cooker point, integrated dishwasher, washing machine and fridge, integrated oven, 4 ring hob with extractor hood over, stainless steel sink and drainer unit, window to the rear, newly fitted patio doors to the garden.



KITCHEN/DINING ROOM (SECOND IMAGE)



KITCHEN/DINING ROOM (THIRD IMAGE)



FIRST FLOOR

BEDROOM 1

16' 4" x 13' 6" (4.98m x 4.11m). With two windows to the front, radiator, access to the loft.



BEDROOM 2

9' 5" x 16' 2" (2.87m x 4.93m). With triple aspect windows to the front, side and rear, radiator, T.V. point.



BEDROOM 3

8' 2" x 10' 9" (2.49m x 3.28m). With window to the rear, built in storage with glass frontage, radiator, idyllic views over the surrounding countryside.



FAMILY BATHROOM

7' 5" x 8' 5" (2.26m x 2.57m). With a panelled bath with electric shower over, vanity unit with wash hand basin and enclosed w.c., extractor fan.



EXTERNALLY

GARDEN

A low maintenance enclosed rear garden area with a newly laid patio. A private place to sit and relax and enjoy the breath taking country views.



GARDEN (SECOND IMAGE)



GARDEN SHED

PARKING AND DRIVEWAY

Off road parking for one vehicle to the front of the property.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

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

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, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Directions

From Lampeter take the A482 and proceed through Cwmann. On the corner before the Tafarn Jem Public House take the right hand turning signposted Esgairdawe. Continue along this road for approximately 5 miles to the Village of Llansawel. Upon entering the Village proceed through to the 'T' junction. Turn right and the property will be located on your left hand side, as identified by Agent's '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'.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		99
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(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 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>



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