

*Bungalow in a Popular Location on Outskirts of Carmarthen Town. Large reception room, and good sized garden area to rear. In need of modernization offering good sized accommodation.*



18 Penymorfa, Llangunnor, Carmarthen. SA31 2NP.

**£210,000 Offers in Region of  
R/4411/NT**

\*\*\* Traditional build in a popular location on the outskirts of Carmarthen Town. \*\*\*

Well built the property is in need of modernization but offers good sized accommodation. \*\*\* The property has a drive and garage with garden area to front and enclosed garden to rear with glasshouse level garden, double glazing and oil central heating system. \*\*\* Within a popular area of Llangunnor and on the outskirts of the county and market town of Carmarthen. \*\*\*



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

## Location

Situated in the popular rural village of Llangunnor. Close to junior school, shop and easy access for the A 48 Swansea road and close to Dyfed Powys Police Headquarters and Carmarthen Town is under a mile with traditional and national retailers, junior & secondary schools, Lyric Theater and cinema, leisure facilities and eateries, bus and mainline train station linking to London Paddington.

## Front Hallway

Loft access, double doors to airing cupboard with oil boiler running the central heating and hot water system and doors to

## Bedroom

4.27m x 3.6m (14' 0" x 11' 10")

Window to front, wardrobe and radiator.



## Bathroom

1.9m x 2.9m (6' 3" x 9' 6")

Shower cubicle, vanity wash hand basin, WC, white towel radiator, windows to side. Localized wall tiles.



## Bedroom

2.48m x 3.06m (8' 2" x 10' 0")

Window to rear and radiator.



## Kitchen / Breakfast Room

3.3m x 4.1m (10' 10" x 13' 5")

Range of base units with worktops over and matching wall units, one and a half bowl sink unit with single drainer. Electric oven and 4 ring hob. Plumbing and space for washing machine and tongue and grooved ceiling, Secondary glazed window and door to





### Living Room

3.65m x 5.41m (12' 0" x 17' 9")

Window to front, radiator, feature fireplace with mantle and matching hearth. Wall lights.



### Sun Room

2.8m x 1.6m (9' 2" x 5' 3")

Window to side and rear, radiator and rear door.



### Garage

3.5m x 5.8m (11' 6" x 19' 0")

Up and over door, window and pedestrian access door to rear.

### Externally

Front forecourt garden area with central pathway to the front door. Drive sloping and narrow leading to the garage. Rear garden area which includes a patio area and level lawned garden. Glasshouse and garden shed. Some views are enjoyed towards town.



## **Tenure and Possession**

We are informed that the property is of freehold Tenure.

## **Services**

Mains water, Mains electric, Mains gas and Mains Drainage. Oil fired central heating system. Telephone subject to B.T transfer regulations. Broadband subject to confirmation by your provider.

## **Council Tax Band**

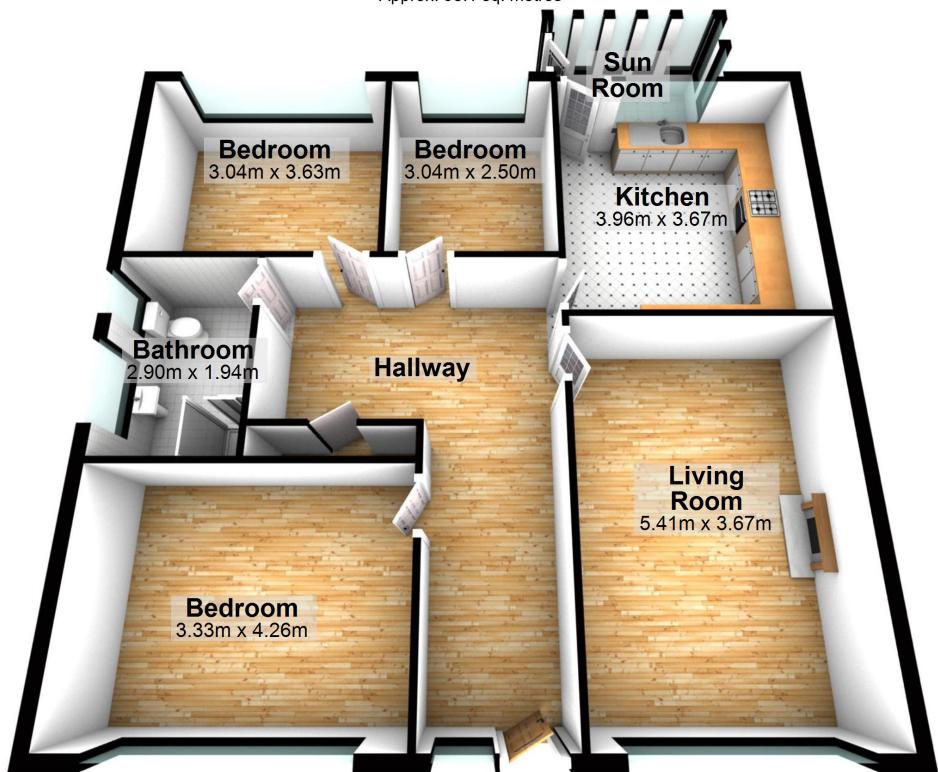
The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - E

## **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.

## Ground Floor

Approx. 98.1 sq. metres



**Total area: approx. 98.1 sq. metres**

This plan is for illustrative purposes only. Sizes and dimensions are approximate, actual may vary.  
Plan produced using PlanUp.

## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Garage.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**EPC Rating:** E (44)

Has the property been flooded in last 5 years? No

**Flooding Sources:** None.

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

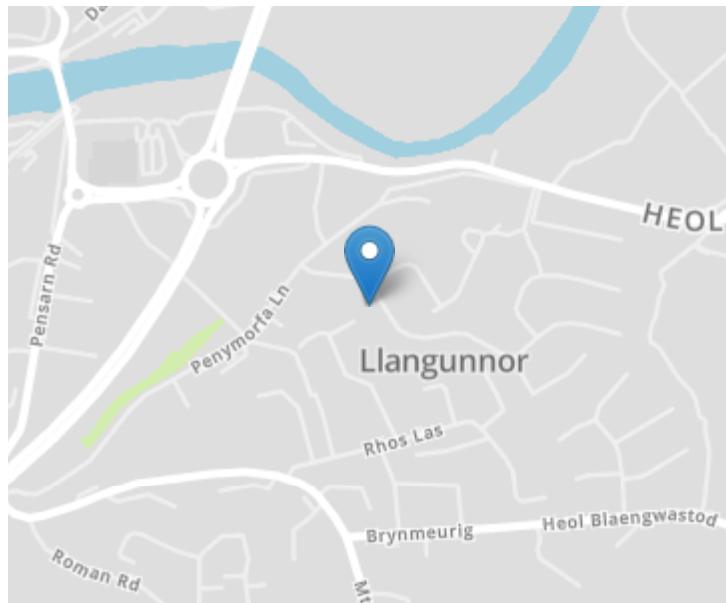
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

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

### Mobile Signal

4G great data and voice



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

Directions : From the office continue to the end of Lammas Street, keeping to the left and turn left. Carry on down past Tesco entrance and at the roundabout turn 1st left and keep to the right hand lane at the next round about take the 2nd junction off and continue in the right hand lane and at the traffic lights carry on out of town over Towy Bridge and the garage and at the roundabout turn left first junction. Pass Charlies/ PC world and at the main roundabout take the 3rd junction off towards Llangunnor. Carry on and turn 1st right. Carry on up the hill and at the T junction turn right and immediate left onto Penymorfa. Carry on and the property will be found on the left hand side shown by a Morgan and 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 Page.

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)



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