

A traditional and deceptive 4 bedroomed mid terraced cottage with low maintenance enclosed rear garden and off street parking. Llansawel, near Llandeilo, West Wales



Swan Fach, Llansawel, Llandeilo, Carmarthenshire. SA19 7JJ.

£195,000

REF: R/4193/LD

*** No onward chain *** A deceptively spacious mid terraced cottage *** Comfortable and well presented 4 bedroomed, 2 bathroomed accommodation *** Electric heating, UPVC double glazing and good Broadband connectivity *** Centre of popular Village position *** Providing the perfect first home or for Family Occupiers

*** Low maintenance enclosed garden area with outhouse and utility space *** Off street parking to the front of the property

*** Approximately 10 miles from Llandeilo and 9 miles from Lampeter *** Move straight in - No work needed *** Popular Village Community with two Public Houses and Village Hall *** Viewings are highly recommended - Contact us today to view



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CARMARTHEN
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Carmarthenshire, SA31 3AD
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LOCATION

The property is located within the Village Community of Llansawel in North Carmarthenshire. Llansawel is located 9 miles South from the University Town of Lampeter and 10 miles from the Market Town of Llandovery, all with a variety of amenities such as Supermarkets, Primary and Secondary Education, Places of Worship, G.P.'s Surgery. The property is also within commuting distance to the County Town of Carmarthen and the M4 intersection at Crosshands

GENERAL DESCRIPTION

Like a tardis! A deceptive and well presented mid terraced cottage offering comfortable 4 bedroomed, 2 bathroomed accommodation. The property is set nicely within the rural Community of Llansawel and would provide the perfect first home or for Family Occupiers. The property has been refurbished in recent times and now offers a traditional yet modern home.

It offers a low maintenance rear garden and parking to the front.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Having access via a half glazed front entrance door, tiled flooring, radiator, staircase to the first floor accommodation.

LIVING ROOM

16' 4" x 10' 8" (4.98m x 3.25m). With tiled flooring, open stone fireplace housing the multi fuel stove, radiator.



KITCHEN

12' 8" x 10' 2" (3.86m x 3.10m). A Shaker style fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel 1/2 sink and drainer unit, Range Master electric oven with hood over, integrated dishwasher, tiled flooring, radiator.



DINING ROOM

13' 7" x 7' 0" (4.14m x 2.13m). With tiled flooring, radiator, patio doors to the garden area.



SHOWER ROOM/WET ROOM

With a walk-in shower facility with Triton electric shower, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



FIRST FLOOR

LANDING

With access to the loft space.



BEDROOM 1

12' 2" x 10' 3" (3.71m x 3.12m). With radiator.



BEDROOM 2

12' 4" x 10' 10" (3.76m x 3.30m). With radiator.



BEDROOM 3

9' 6" x 6' 0" (2.90m x 1.83m). With radiator.



BATHROOM

Having a White 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal was hand basin, chrome heated towel rail.



BEDROOM 4

9' 1" x 8' 5" (2.77m x 2.57m). With radiator, airing cupboard housing the hot water cylinder and immersion, enjoying fine views to the rear over open farmland.



EXTERNALLY

GARDEN

A particular feature of the property is its low maintenance enclosed rear garden offering large patio and gravelled areas and backing onto open country fields. The garden also benefits from a traditional stone and OUTHOUSE and a UTILITY AREA with plumbing and space for automatic washing machine and tumble dryer.



PARKING AND DRIVEWAY

A concreted driveway to the front of the property with parking for up to two vehicles.



REAR OF PROPERTY



AGENT'S COMMENTS

A deceptive and delightful property in a popular Village position.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

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

Directions


From Lampeter proceed South on the A482 towards Llanwrda. Proceed through Cwmann and onto Pumpsaint. Proceed through Pumpsaint and continue to the former Bridgend Inn Public House. Turn right for Talley onto the B4302 road. Proceed through Crugybar and turn right at the next crossroads signposted Llansawel. On reaching Llansawel and on passing the former School on your left hand side continue into the Village. Before the bridge the property will be located on your left 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'.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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