

Llanddarog Village Location. Garage, Garden and Parking. Convenient Location Just Off the A 48. Short Walk to Bus Route. Good Sized Rooms.



Y Bryn, Llanddarog, Carmarthen. SA32 8NU.

£250,000

R/4251/NT

Popular location in the beautiful village of Llanddarog with picturesque thatched roof public house and church. A short walk from a bus route the property is light and roomy offering good sized accommodation. *** Double glazing and oil central heating with drive parking and garage.*** Enclosed garden to rear and situated in the centre of the village.*** Lovely eateries, village shop, junior school and new soon to be village hall. *** Just off the main A 48 dual carriageway between Carmarthen and Cross Hands. ***



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Agents Comments.

Traditionally cavity build bungalow in the popular village of Llanddarog. Spacious and offering light and roomy accommodation. Having oil central heating and double glazing although needing some modernization. A short walk to the village amenities and bus stop a good location is offered by the property.

Llanddarog village offers excellent day to day facilities including shop, village school, hall (Currently in Construction), popular eateries and situated just off the A 48 between Carmarthen and Cross Hands. Carmarthen is 6 miles offering good shopping facilities with national and traditional retailers, schools, leisure centre, bus and rail stations. Cross Hands ever growing retail centre and leisure facilities is 4 miles. National Botanic Gardens of Wales 2 miles and Pembrey Country park with its large sandy beach, dry ski slope, woodland walks and enclosed cycle track is 13 miles approx.

Entrance Hallway

Store cupboard. Radiator and door to

Living Room

4.2m x 4.5m (13' 9" x 14' 9")

Double glazed window to front. 2 x radiators and door to



Dining Room

3m x 3.45m (9' 10" x 11' 4")

Double glazed window to front. Radiator and serving hatch to kitchen



Kitchen

1.65m x 2.6m (5' 5" x 8' 6")

Range of base units with worktops over and matching wall units. One and a half bowl sink unit with single drainer. Space for cooker, side entrance door and window to



Conservatory

1.6m x 3.5m (5' 3" x 11' 6")

Side entrance door.

Bathroom

Double glazed window to rear. Radiator. Fitted cupboard with double doors.

Externally

Drive and parking area to side and front Partly shared. Front low maintenance garden area with side pedestrian access to rear enclosed garden area with garden store shed.



mains drainage.

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.


Directions

From Carmarthen take the A 48 east towards Cross Hands. After 6 miles turn right to Llanddarog village, in the centre turn right opposite the White Hart Public House. for Cwmisfael and the property will be found immediately on the right shown by a Morgan & 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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(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 :

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