

Regulated by:



RICS



Since 1989

A well presented 2 bedroomed house on a popular cul-de-sac. Llanllwni, Pencader, West Wales



19 Bryndulais Llanllwni, Pencader, Carmarthenshire. SA39 9DT.

REF: R/3130/LD

£149,950

*** A well presented and spacious 2 bedroomed semi detached house *** Corner plot within a popular cul-de-sac *** Centre of Village position - Llanllwni, Pencader

*** Good sized garden area laid to lawn *** Two useful garden sheds and patio area *** Modern Family kitchen *** Valuable off street parking for two vehicles *** Ideal 1st Time Buyer/Investment or Family accommodation

*** Near Playing Fields *** On a regular Bus Route *** Carmarthen 14 miles, Lampeter 6 miles and a short distance to the Cardigan Bay Coast *** Semi rural house in the heart of West Wales

LOCATION

The property is located in the Bryndulais Estate in the Village of Llanllwni which offers a wide range of Village amenities, including Junior School, Convenience Store, Builders Merchants, Public Houses and Places of Worship, just 2 miles from the Market Town of Llanybydder, 6 miles from the University Town of Lampeter and 14 miles North from the County Town of Carmarthen with its wide range of facilities and connection to the National Rail Networks and the M4 Motorway.

GENERAL DESCRIPTION

Here we have on offer a deceptive and well presented 2 bedroomed semi detached house enjoying a prominent corner plot with level lawned gardens to the front and side. The property is positioned within the popular cul-de-sac of Bryndulais within the renowned Village of Llanllwni, which lies 14 miles from the University and Administrative Centre of Carmarthen. The accommodation at present offers more particularly the following:-

FRONT ENTRANCE PORCH

6' 5" x 4' 5" (1.96m x 1.35m). With tiled flooring, UPVC half glazed porch and entrance doorway.

RECEPTION HALL



With staircase leading to the first floor accommodation with understairs storage cupboard, radiator.

BOILER ROOM

With Worcester oil fired central heating boiler.

KITCHEN



12' 1" x 8' 7" (3.68m x 2.62m). With a modern fully fitted kitchen with a range of wall and floor units with work surfaces over, single sink and drainer unit, tiled flooring, radiator, electric oven with gas hob and extractor fan over, space for upright fridge/freezer.

LIVING ROOM



14' 0" x 11' 3" (4.27m x 3.43m). A nice sized Family room with an open stone fireplace with timber mantle, window overlooking the rear garden, wood effect laminate flooring.

FIRST FLOOR

LANDING

Having a loft hatch giving access to a loft space via a drop down ladder, airing cupboard, further storage cupboard.

BEDROOM 1



11' 3" x 11' 2" (3.43m x 3.40m). With window to the rear, radiator.

BEDROOM 2



11' 5" x 10' 9" (3.48m x 3.28m). With window to the rear having views over the Teifi Valley, radiator, built-in wardrobes, TV. and telephone connection.

BATHROOM



Having a panelled bath with Mira electric shower over with folding screen door, pedestal wash hand basin, vanity cupboard, extractor fan.

CLOAKROOM

With low level flush w.c., radiator.

EXTERNALLY

GARDEN



The property enjoys a prominent corner plot with level lawned gardens to the front and side. The garden also benefits from TWO GARDEN SHEDS, measuring 6' x 8' and 10' x 8' and one INTEGRAL STORAGE SHED with gas cylinder connection for cooking purposes.

GARDEN (SECOND IMAGE)**GARDEN (THIRD IMAGE)****GARDEN SHEDS****PARKING AND DRIVEWAY**

Tarmacadamed off street parking area with ample parking.

FRONT OF PROPERTY**REAR OF PROPERTY****AGENT'S COMMENTS**

An attractive and well positioned property ready too move into.

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 property - 'C'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband available.

Directions

From Lampeter take the A485 Carmarthen road. Proceed through the Village of Llanybydder for Llanllwni. On entering the Village of Llanllwni continue through the Village and on passing the Chapel on your left hand side turn left into Bryndulais Estate. Continue up the estate road and the property can be found on the corner plot on the right 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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

