MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

An appealing detached country bungalow with flexible 2/3 bedroom accommodation, ample parking and fine views towards Llanllwni Mountain, West Wales









Brynhedd, Llanllwni, Pencader, Ceredigion. SA39 9DR.

£240,000

REF: R/5424/LD

*** No onward chain - Priced to sell *** Detached country bungalow *** Flexible 2/3 bedroomed accommodation *** Recently decorated throughout *** Oil fired central heating *** New double glazing installed in 2024 *** Versatile accommodation suitable for families or retirement living *** The property benefits from positive pressure ventilation system - Highly efficient

*** Useful workshop and separate log store *** Low maintenance garden with attractive raised flower and shrub beds *** Slate chipping patio/seating area with low stone walling *** Tarmacadamed driveway providing ample off road parking *** Backing directly onto open countryside *** Fine views towards Llanllwni Mountain

*** Convenient position within the popular village of Llanllwni *** A well positioned and easily maintained country home *** Viewing highly recommended *** Nicely positioned Lampeter (5 miles) and Carmarthen (13 miles)

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

www.morgananddavies.co.uk

LOCATION

Well positioned in the scattered community of Llanllwni with a good range of local amenities including Primary School, Public Houses and Places of Worship, only 3 miles South from the Teifi Valley Market Town of Llanybydder, 7 miles from the Market Town of Llandysul and within easy travelling distance to Lampeter, to the North (7 miles), and the County Town of and Administrative Centre of Carmarthen to the South (13 miles). The property enjoys attractive views over the Teifi Valley to the fore and Llanllwni mountains to the rear.

GENERAL DESCRIPTION

An appealing detached 2/3 bedroomed country bungalow pleasantly positioned within the popular rural Village of Llanllwni and offered to the market with no onward chain. The property has been recently decorated throughout and benefits from oil fired central heating together with new double glazing installed in 2024 and cavity wall insulation.

The accommodation offers a flexible and versatile layout that could provide either 2 or 3 bedrooms making it equally well suited to family occupation or comfortable retirement living. Externally the property enjoys ample private parking, useful workshop and storage facilities together with easily maintained gardens.

A particular feature is its position backing onto open countryside, enjoying an attractive rural outlook and views towards Llanllwni Mountain.

A property that deserves to be viewed to fully appreciate its setting and potential.

RECEPTION HALL

Accessed via fully glazed entrance door with side glazed panel. Oak flooring. radiator. Access to loft space.

LIVING ROOM

15' 2" x 13' 1" (4.62m x 3.99m) with open brick fireplace, fully lined in preparation for a wood burner. Radiator.



LIVING ROOM (SECOND ANGLE)



FRONT BEDROOM 1

11' 4" x 11' 1" (3.45m x 3.38m) with built in wardrobes. Radiator.



REAR BEDROOM 2

11' 1" x 9' 2" (3.38m x 2.79m) with built in wardrobes and radiator.



BATHROOM

Comprising of a 4 piece suite with corner cubicle, panelled bath, low level flush w.c., pedestal wash hand basin, Chrome heated dual mode (electric/central heating) towel rail, part tiled walls, touch sensitive lighted mirror.



KITCHEN

13' 3" x 11' 7" (4.04m x 3.53m) Oak kitchen with excellent range of wall and floor cupboards with worksurfaces over. Single stainless sink and drainer unit. Electric cooker point and space. Radiator. Oak flooring, spot lighting.



REAR HALL

With half glazed UPVC entrance door.

UTILITY ROOM

6' 4" x 6' 1" (1.93m x 1.85m) with fitted units, with stainless steel sink and drainer unit. Plumbing for washing machine. Tiled floor. Radiator.



BEDROOM 3 / OFFICE / SITTING ROOM

15' 5" x 9' 7" (4.70m x 2.92m) with double aspect windows. Radiator. Spot lighting.



EXTERNALLY

WORKSHOP

12' 5" x 8' 5" (3.78m x 2.57m) fully insulated with solid fitted workbench and shelving. Electricity and lighting.



WORKSHOP (SECOND IMAGE)



LOG STORE



GARDEN

The property occupies a pleasant and manageable plot designed with low maintenance in mind. The garden incorporates attractive raised flower and shrub beds, mature planting and a slate chipping patio/seating area bordered by low stone walling.

To the rear, the property adjoins open country fields, providing an attractive rural backdrop with views towards Llanllwni Mountain.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



PARKING AND DRIVEWAY

To the front and side lies a tarmacadam driveway providing ample off road parking together with a useful workshop and log store. The parking area has a double power socket with EHU for caravan, motorhome, etc.



VIEWS TO REAR



AGENTS COMMENTS

An appealing and easily maintained country bungalow, enjoying a pleasant village setting with open countryside to the rear and views towards Llanllwni Mountain. A versatile home that must be viewed.

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 and has the following charges. Council Tax Band: D

ANTI MONEY LAUNDERING

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.
We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).

A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.
If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

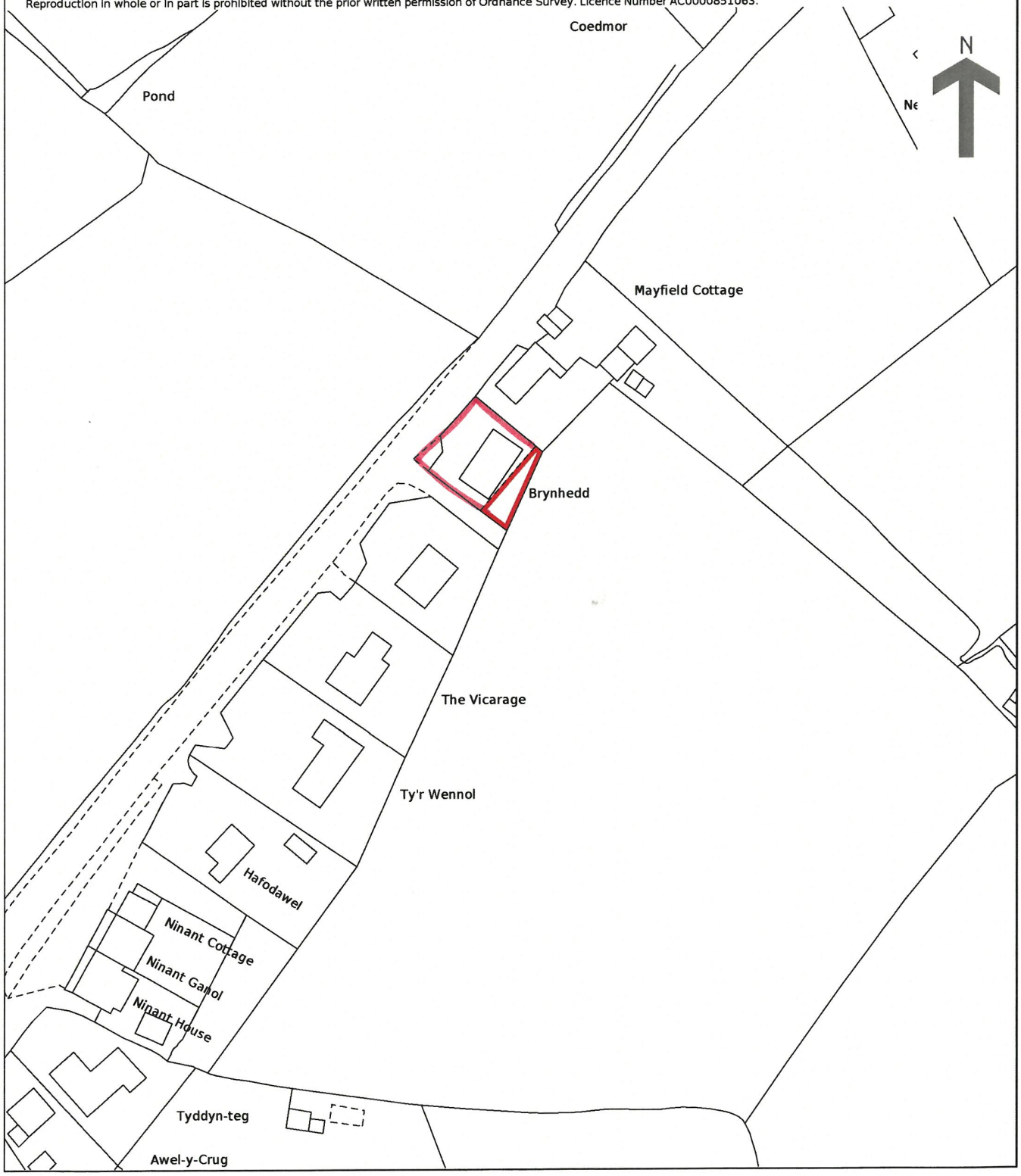
Services

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 throughout. The property also benefits from positive pressure ventilation system (highly efficient), FTTP broadband available.

HM Land Registry
Official copy of title plan

Title number **CYM527914**
Ordnance Survey map reference **SN4940SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir Gaerfyrddin**

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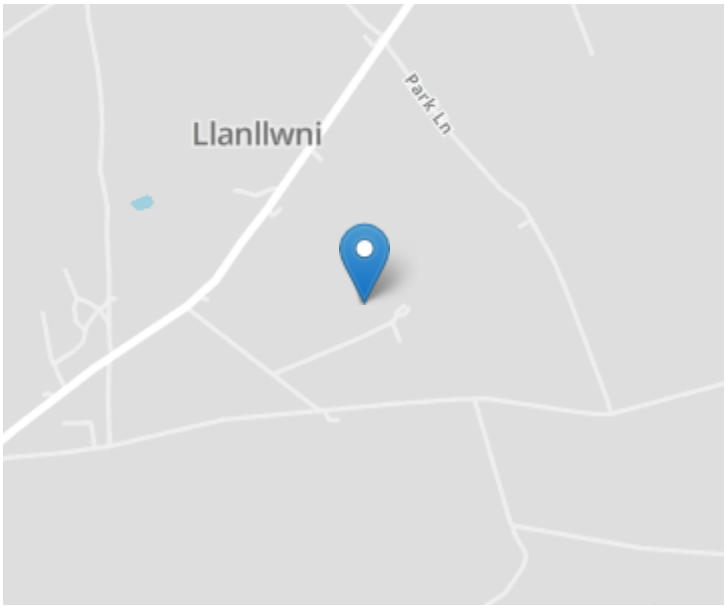


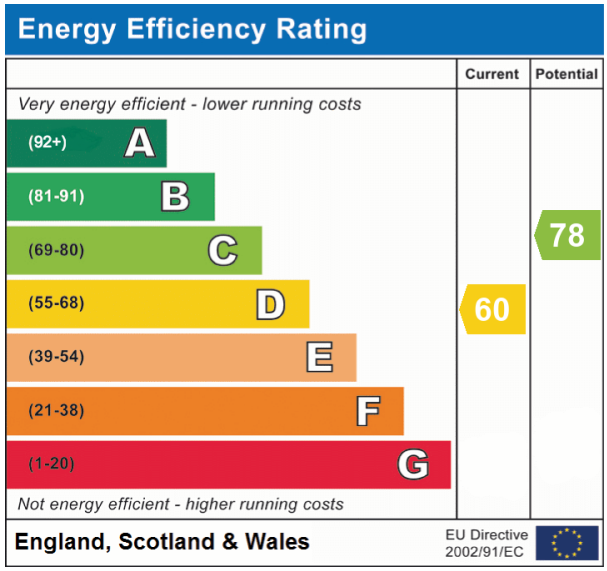
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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Parking Types: Driveway.
Heating Sources: Double Glazing. Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Private Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: D (60)
Has the property been flooded in last 5 years? No
Flooding Sources:
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

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Directions

From Lampeter take the A485 Carmarthen road and continue to the village of Llanllwni. After passing the Bell Vue public house, proceed for approx 1/4 mile and the property can be found on the left hand side.

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

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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