

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS Established in 1895

www.evansbros.co.uk

 OnTheMarket.com

5 NOTT SQUARE, CARMARTHEN, CARMS, SA31 1PG

Tel: (01267) 236611 & 237721 Fax: (01267) 238526 E-mail: camarthen@evansbros.co.uk



9 Morgan Court, Llangunnor, Carmarthen, Cararthenshire, SA31 2PJ

Offers Around £275,000

FOR SALE ON THE INSTRUCTIONS OF A REPUTABLE LOCAL COMPANY. A BRAND NEW IMMACULATE DETACHED CONVENIENTLY SET FREEHOLD MODERN BUNGALOW ON A SMALL PRIVATE CUL DE SAC & COMPRISING 2 LIVING RMS, LUXURY KITCHEN, SUN ROOM, 3 BEDROOMS (2 DOUBLES) & BENEFITTING FROM MAINS GAS CENTRAL HEATING, FULL DOUBLE GLAZING & AN EASILY MAINTAINED ENCLOSED REAR GARDEN, OFF ROAD HARD-STANDING FOR 3 VEHICLES & GOOD VIEWS.

LOCATION & DIRECTIONS

On a popular residential cul de sac in Llangunnor with Primary School and Village Stores and bus route nearby. Enjoying easy access to the A48 dual carriageway for the M4 link to Swansea and South Wales and being just over a mile south of Carmarthen County Town. From CARMARTHEN proceed out over the Old Towy River Bridge to the roundabout and then straight across into PENSARN. Continue to the end of this stretch of road to the mini roundabout and turn left under the flyover. Continue up BABELL HILL for about half a mile and proceed past Blaengwastod Road on the left and Maes Lewis Morris (again on the left) before turning right into Roman Park on the right. Follow this road to the end of the cul de sac and the turning into Morgan Court will be seen on the right.

CONSTRUCTION

We understand the property is built of timber framed construction under a duo pitched tiled roof to provide the following very comfortable accommodation. FRONT ENTRANCE HALLWAY with an Oak floor, part glazed front door, airing cupboard to the side (housing the Baxi "combi" boiler for both the central heating and domestic hot water) and loft access.

LIVING ROOM

16'4" x 11'11" (5.002 x 3.633)



Having a bow window to the front (allowing good views over town and the countryside to the west). Smooth rendered ceiling.

KITCHEN / BREAKFAST ROOM

12'8" x 10'7" (3.863 x 3.238)



Having a beautiful Italian style tiled floor and fitted with an excellent range of matching base and eye level units inc ample wood effect worktops, a 4 ring gas hob, an electric oven, integrated dishwasher, washing machine, extractor fan and upright fridge / freezer.

SUN ROOM

9'5" x 8'8" (2.893 x 2.652)



With a large double glazed window to one elevation, quality tiled floor and an upvc French door to the side patio. Integrated spotlights.

SEPARATE WC

7'2" x 3'5" (2.204 x 1.062)



Oak flooring, wall mounted wash hand basin and WC.

BEDROOM 3

8'11" x 8'5" (2.734 x 2.582)



Window to rear.

BEDROOM 1

15'0" x 8'3" (4.591 x 2.530)

With a window overlooking the rear patio and built-in double wardrobe.

BEDROOM 2

11'10" max x 10'11" (3.623 max x 3.339)



Picture window to front.

FAMILY BATHROOM

11'10" x 6'10" (3.623 x 2.096)



A stunning room with fully tiled walls, excellent Italian style tiled floor and a white 4 piece bathroom suite comprising a panelled bath, WC, washbasin and tiled shower cubicle with a Tropical shower head.

EXTERNALLY



To the front of the bungalow there is an easily maintained gravelled forecourt, while to the side there is a paved path

leading to the enclosed patio and lawn - perfect for small children or pets. Adjacent to the lawn, there is a hard-standing big enough for 3 vehicles.

SERVICES

Mains electricity, water, drainage and gas.

BOUNDARY PLAN

Being a new development, there isn't an Ordnance Survey plan yet. When the Ordnance Survey plan is available, we will attach a copy.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



39 HIGH STREET, **LAMPETER**,
CEREDIGION, SA48 7BB
Tel: (01570) 422395



MART OFFICE, **LLANYBYDDER**,
CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462