

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

www.evansbros.co.uk

OnTheMarket.com

18A KING STREET, CARMARTHEN, CARMS, SA31 1BH

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



Tawelfan, Lampeter Road, Rhydargaeau, Carmarthen, Carmarthenshire, SA32 7DR

Offers Around £425,000 ono

A conveniently located 1.56 ACRE HOLDING comprising a spacious detached 4 / 5 BED BUNGALOW making it ideal for families or those looking for potential for an ANNEXE. The bungalow has 2 reception rooms, full OIL CENTRAL HEATING throughout and full DOUBLE GLAZING. To the rear, there is a gently sloping clean approx. 1.25 ACRE PADDOCK with an approx 785 SQ FT WORKSHOP and a detached DOUBLE GARAGE, ample off-road parking and a rear patio. The bungalow is just 4.5 miles from the county town of Carmarthen, with easy access to a local shop, and primary school. Empty property - no onward chain.

LOCATION & DIRECTIONS

What3Words Location [///state.freshest.breezy](#) Pleasantly and conveniently situated at OS Grid Ref SN 438 257 in the village of Rhydargaeau and being nicely set back and slightly elevated above the A485 Carmarthen to Lampeter Road, about 4.5 miles north of Carmarthen Town Centre, 3½ miles from West Wales General Hospital and Carmarthen by-pass. Local Filling Station/Sub Post Office/Mini Market, whilst there is also a Primary School at Peniel (1 mile). From CARMARTHEN take the A485 Lampeter Road - passing through PENIEL and approx 400 yds on past the Gulf Filling Station and the property will be seen on the right - identified by an Evans Bros "For Sale" board.

CONSTRUCTION

We understand the property was built in the 1990s of brick / block cavity walls, with elevations mainly rendered and painted, under a duo pitched concrete tiled roof, to provide the following spacious accommodation. Details and floor plan to follow.

RECEPTION HALLWAY

DINING ROOM

12'8" x 11'3" (3.86m x 3.43m)



LOUNGE

15'5" x 14'6" (4.70m x 4.42m)



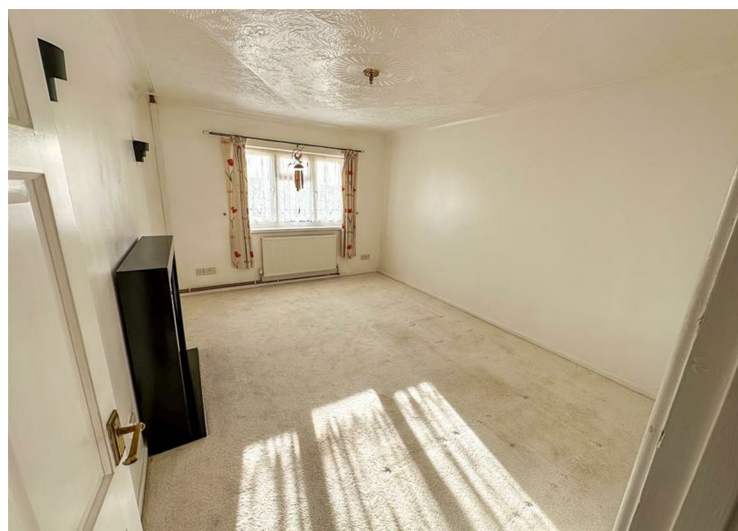
KITCHEN / BREAKFAST ROOM

15'7" x 10'11" (4.75m x 3.33m)



BEDROOM 5 / SITTING ROOM

14'5" x 10'9" (4.39m x 3.28m)



UTILITY ROOM

8'7" x 6' (2.62m x 1.83m)



BEDROOM 4

14'4" x 8'9" (4.37m x 2.67m)



BEDROOM 2

11'1" x 10'8" (3.38m x 3.25m)



FAMILY BATHROOM

10'10" x 7'5" (3.30m x 2.26m)



MAIN BEDROOM 1

12'10" x 11'6" (3.91m x 3.51m)



BEDROOM 3

7'10" x 9'7" (2.39m x 2.92m)



EN-SUITE SHOWER ROOM

10'11" x 5'3" (3.33m x 1.60m)



EXTERNALLY

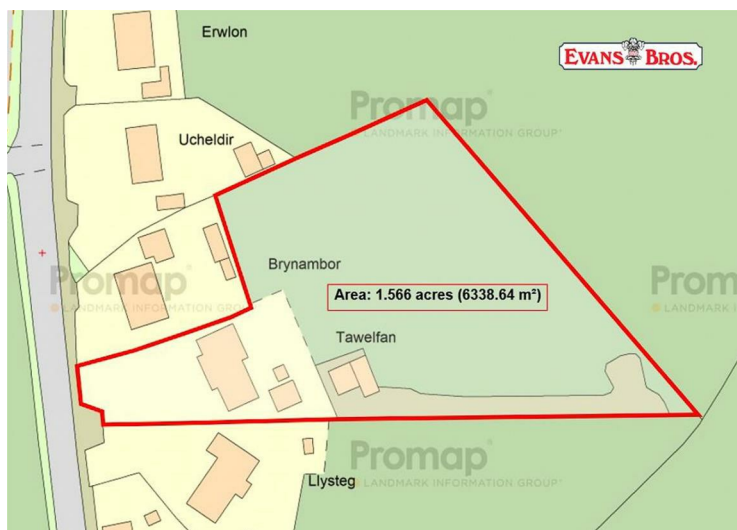


To the front, there is an approx 80' long gently sloping lawn next to a tarmac drive leading to the hardstanding etc. To the side, there is a DETACHED DOUBLE GARAGE and a gate to the rear 1.25 acre gently sloping stock-proof fenced paddock. At one end of the paddock, there is an approx 785 sq ft steel framed WORKSHOP with electricity connected. More details to follow.

SERVICES

Mains electricity, water and drainage. Full oil fired central heating. Full upvc double glazing.

BOUNDARY PLAN



PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

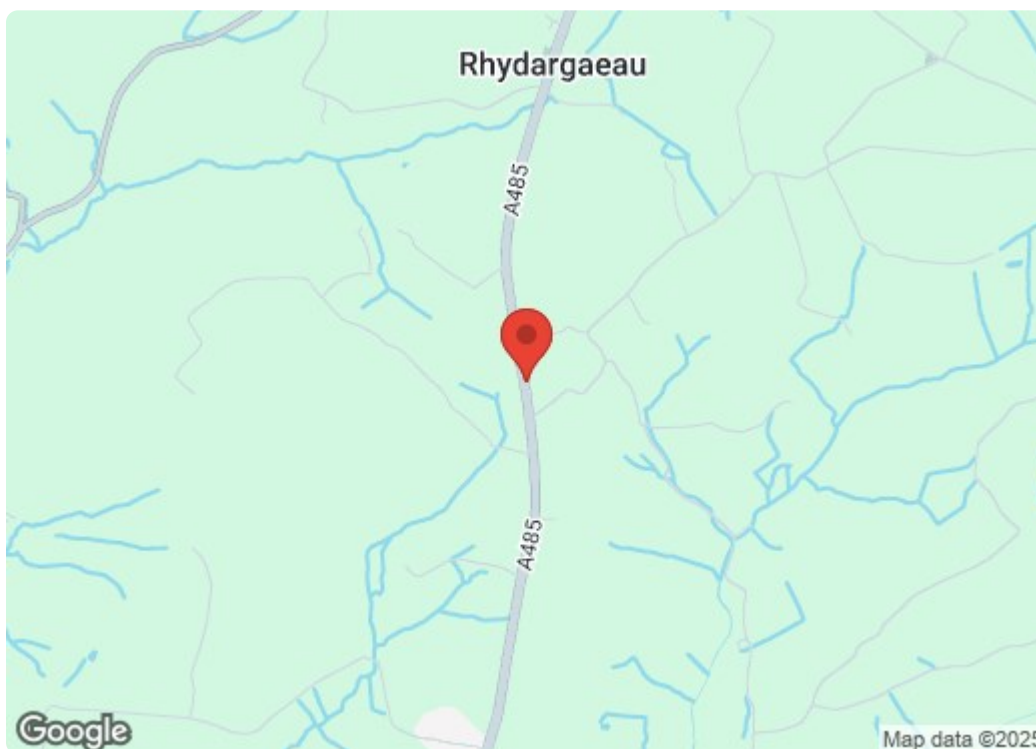
COUNCIL TAX

We understand the property is in Council Tax band F and that the Council Tax payable for the 2025 / 2026 financial year is £3,224 which equates to approximately £268.66 per month before discounts.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	71
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(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