

# EVANS BROS.

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**Danielan, Llangyndeyrn, Kidwelly, Carmarthenshire, SA17 5EN**

**Offers Around £175,000 ono**

FOR SALE ON THE INSTRUCTIONS OF THE EXECUTOR OF THE PREVIOUS OWNER. A well-presented & conveniently set semi detached 2 BEDROOMED freehold modernised double fronted cottage with 3 LIVING ROOMS, ground floor shower room, partial electric heating & a low maintenance rear garden with OFF ROAD PARKING FOR AT LEAST 2 VEHICLES. The property is just 5.5 miles from Carmarthen & 12 miles from Llanelli.

Empty property - no onward chain. EPC RATING: G



## LOCATION & DIRECTIONS

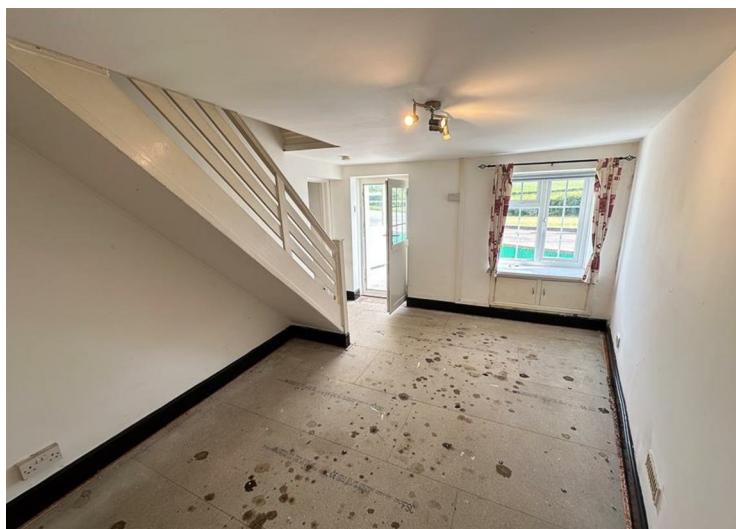
What3Words Location [///activity.bigger.warms](#) Quietly yet conveniently set at OS Grid Ref SN 458 140 on the edge of the small village of Llangyndeyrn in the Gwendraeth Fach valley and approx 5.5 miles from Carmarthen - or 10 minutes by car. Being the county town, Carmarthen offers a superb range of amenities including a mainline train station, a regional hospital, Leisure Centre, 2 secondary schools (1 English and 1 Welsh) multi-screen cinema, shopping centre etc. For daily purchases like bread and milk there is a village supermarket at Pontyberem which is approx 3.5 miles away. From Carmarthen, take the A484 past Morrison and Pibwrlwyd College as if heading towards Kidwelly. On leaving the village of Cwmffrwd, fork left onto the B4309 signposted Pontyates and Pontyberem and take the first road on the left (the B4306) which is signposted "Pontyberem". Continue for approx 2 miles into the village of Llangyndeyrn and the property will be seen on the left (identified by an Evans Bros "For Sale" board) just before leaving the village.

## CONSTRUCTION

We believe the original cottage is built of traditional solid stone, with a more recent block built extension, under a duo pitched reconstructed slate roof to provide the following well presented accommodation. FRONT ENTRANCE LOBBY 2.83m x 1.93m max with a reconstructed slate tiled floor, glazing to 3 elevations and a door to the

## DINING ROOM

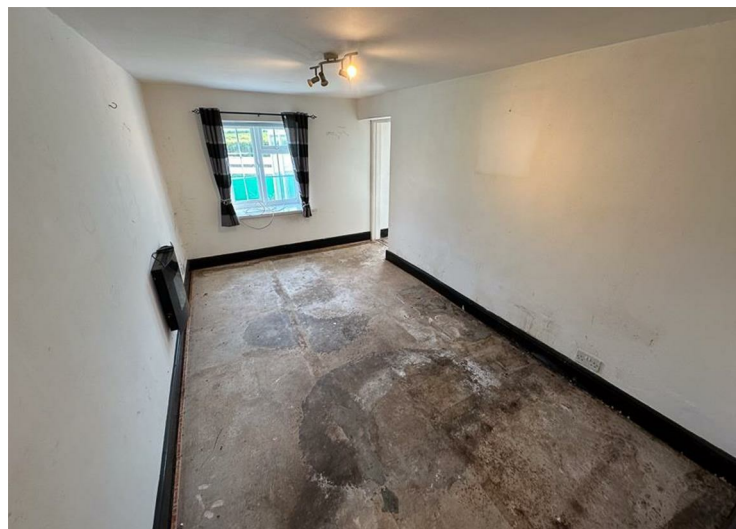
13'10" x 10'3" (4.22 x 3.14)



With a staircase to the first floor, a smooth rendered ceiling and an opening to the

## SITTING ROOM

14'0" x 7'11" (4.27 x 2.42)



Having a window to the front, a smooth rendered ceiling and a wall mounted room heater.

## KITCHEN

13'1" x 7'4" (4.01 x 2.24)



Italian style ceramic tiled floor and fitted with matching range of base an eye level units inc a built in dishwasher, a twin bowl single drainer acrylic sink, a built in oven with a matching 4 ring ceramic hob, plumbing for an automatic washing machine and a wall mounted brushed aluminium extractor fan.

## 2ND LIVING ROOM

16'1" x 7'9" (4.91 x 2.38)



Originally the garage. A good sized room with a picture window to the front and a loft access.

## SHOWER ROOM

12'4" x 4'1" (3.76 x 1.27)



Mostly tiled and fitted with a white 3 piece bathroom suite comprising a large walk-in shower, a pedestal washbasin and a WC. Italian style ceramic tiled floor.

## FIRST FLOOR

Small LANDING.

## BEDROOM 1

13'11" x 7'10" (4.26 x 2.39)



Window to the front, exposed floorboards and a smooth rendered ceiling.

## BEDROOM 2

14'0" x 7'10" (4.28 x 2.4)



Window to the front and smooth rendered ceiling.

## EXTERNALLY



To the front of the dwelling there is a small triangular

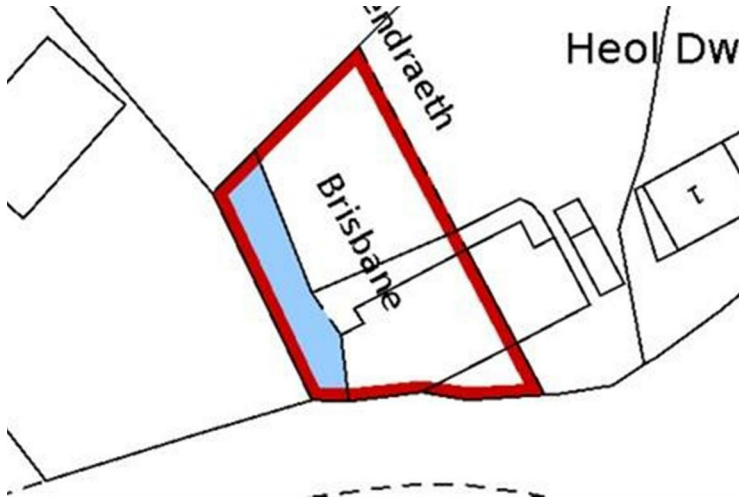


forecourt, while to the side, there is a hardcored drive leading to the low maintenance rear garden. We understand a neighbouring property may have a Right Of Way over this drive - coloured Blue of the Land Registry plan. Solicitor to check. To the rear, we understand there is an approx. 55' long rectangular shaped mainly gravelled area big enough for 2 vehicles.

### SERVICES

Mains electricity, water and drainage.

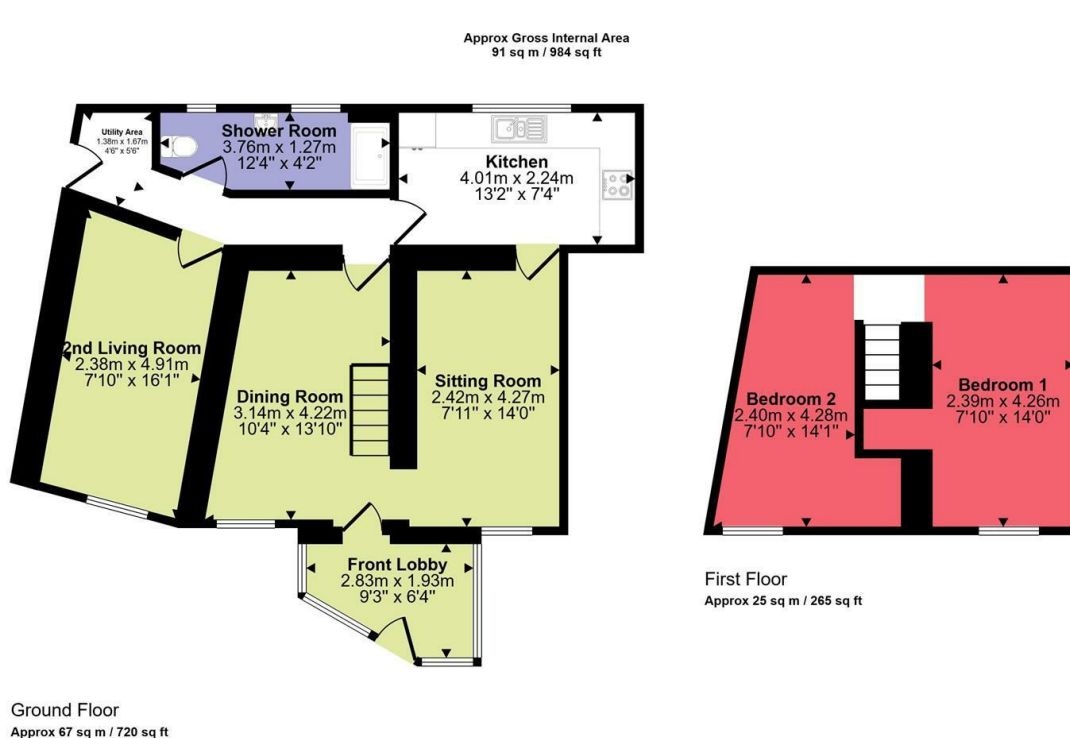
### BOUNDARY PLAN



PLEASE NOTE THIS BOUNDARY PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

### COUNCIL TAX

We understand the property is in Council Tax band C and that the Council Tax payable for the 2025 / 2026 financial year is £1,984 which equates to approximately £165.33 per month before discounts.



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		
	51	64
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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