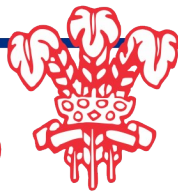


# EVANS



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**Llust Trelech, Carmarthen, Carmarthenshire, SA33 6RU**

**Offers Around £330,000 ono**

A spacious DETACHED modern approx. 1,530 sq ft LOW MAINTENANCE FREEHOLD village BUNGALOW on good overall condition and comprising 1 LARGE LIVING ROOM, 4 BEDROOMS, A CONSERVATORY AND A BATHROOM. The property benefits from full LPG CENTRAL HEATING, full DOUBLE GLAZING, easily maintained grounds and sufficient OFF-ROAD PARKING FOR 3 CARS. The county town of Carmarthen is approx. 14.5 miles away (25 mins by car) Newcastle Emlyn is 10 miles to the north, St Clears is 9.5 miles to the south, while Cardigan is approx. 13.5 miles away. NO ONWARD CHAIN.



## LOCATION

What3Words location [///member.keep.exporters](https://www.what3words.com/location/keep.exporters) Set at OS Grid Ref SN282304 near the centre of the small village of Trelech, with its community hall (which houses the local Cylch Meithrin which feeds into the primary school) and a public house. Trelech is approx 14.5 miles (25 minutes by car) from the county town of Carmarthen, which offers a great range of amenities including 2 secondary schools, a leisure centre, a multi-screen cinema, a number of large supermarkets, shopping centre, regional hospital, mainline train station etc. Newcastle Emlyn, is approx 10 miles away while Cardigan is approx 13.5 miles to the north.

## CONSTRUCTION

We understand the property is built of conventional brick / block cavity walls with elevations rendered under a duo-pitched concrete interlocking tiled roof, to provide the following spacious accommodation. "L" shaped FRONT ENTRANCE HALLWAY with a part glazed upvc front door, 2 double storage cupboards to the side and a loft access with a pull-down ladder.

## LIVING ROOM

19'3" x 11'3" (5.89 x 3.45)



Having a coal effect gas fire to one side, a picture window to the front and a patio door to the side.

## KITCHEN AREA

11'11" x 11'7" (3.65 x 3.55)



Fitted with a good range of base and eye level units with a stainless steel twin bowl sink, ample Formica type worktops, a double oven with a 4 ring gas hob, an extractor fan and space for an American style upright fridge / freezer.

## DINING AREA

11'6" x 8'9" (3.52 x 2.67)



French doors off to the Conservatory.



## CONSERVATORY

15'5" x 11'5" (4.72 x 3.48)



Ceramic tiled floor, glazing to 3 elevations overlooking the garden and the grazing land beyond, and a hipped Polycarbonate roof. French doors to the side.

## UTILITY ROOM

8'9" x 5'1" (2.67 x 1.57)



With a tiled floor, plumbing for an automatic washing machine and tumble dryer and a louvre fronted cupboard housing the gas boiler for both the central heating and domestic hot water.

## FRONT DOUBLE BEDROOM 1

11'11" x 11'5" (3.65 x 3.50)



Having a picture window to the front.

## FRONT DOUBLE BEDROOM 2

11'4" x 9'5" (3.47 x 2.89)



## REAR DOUBLE BEDROOM 3

11'3" x 10'1" (3.43 x 3.08)





## REAR DOUBLE BEDROOM 4

10'8" x 8'7" (3.26 x 2.62)



## BATHROOM

8'0" x 7'5" (2.46 x 2.27)



Fully tiled and fitted with a white 3-piece suite comprising a large shower cubicle, a pedestal washbasin and WC. Wall mounted storage cupboards.

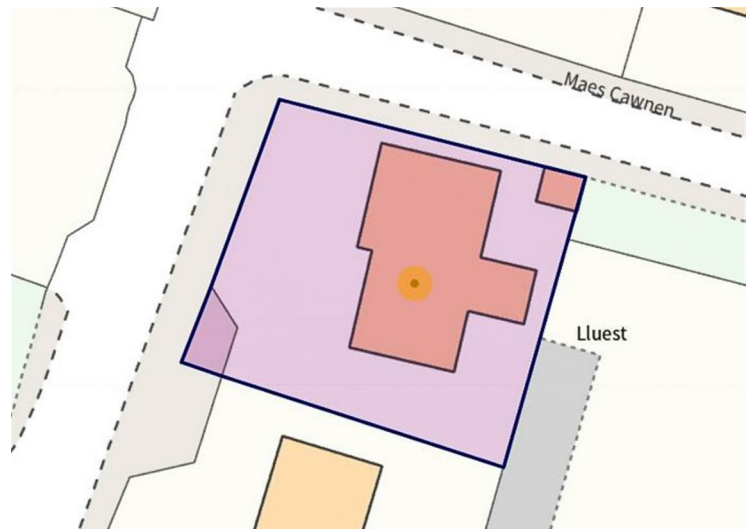
## EXTERNALLY

To the front of the bungalow, there is a good sized walled lawn, while to the side there is a good sized hardcore hardstanding big enough for at least 3 vehicles. To the rear there is a small, paved patio and a second lawn with a ramp to the Conservatory.

## SERVICES

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

## BOUNDARY PLAN



PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

## COUNCIL TAX

We understand that the property is in Band E and that the Council Tax payable for the 2025 / 2026 Financial Year is £2,728 which equates to approx £227 a month.

Approx Gross Internal Area  
135 sq m / 1457 sq ft



Floorplan



#### 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		

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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