



1 Crud Yr Awel, Efailwen

£215,000 Freehold

No Onward Chain • Semi-Detached House • 3 Double Bedrooms, 2 Reception Rooms • Bathroom & WC • Modern Well-Presented Accommodation • Front & Rear Gardens • Countryside Views • 2 x Sheds With Power • Ideal First Home / Family Home





Blackbear Property are delighted to introduce 1 Crud Yr Awel to the open market, a well-presented semi-detached house situated in the village of Efailwen. A wonderful turn-key opportunity for those looking for a spacious first home, family or forever home with accommodation comprising; hallway, light and airy lounge, spacious kitchen dining room, large conservatory, side porch, WC, landing area, 3 double bedrooms and a modern family bathroom.

The accommodation has been lovingly and tastefully refurbished throughout including a modern kitchen & bathroom, oak doors whilst maintaining charming features such as alcoves and an open fire place to name but a few. Positioned on a generously sized plot with enclosed gardens to the fore & rear with the added bonus of spectacular countryside views across neighbouring fields.

Tenure: Freehold

Local Authority: Carmarthenshire County Council

Council Tax: Band C

EPC Rating: D





Hallway

uPVC Frosted Glass Front Door, Carpet Stairs To First Floor, Under Stairs Storage Space, Oak With Glass Panel Door To Lounge, Opening To Kitchen Dining Room.

Lounge

Carpet Flooring, 2 x uPVC Double Glazed Window To The Fore & Rear, 1 x Vertical Radiator, Open Fire Place, Alcove.

Kitchen Dining Room

L-Shape Kitchen Dining Room: Opening From Hallway Leading To Dining Area, Laminate Floor, uPVC Double Glazed French Doors To Conservatory, Modern Base & Wall Mounted Kitchen Units & Worktops, Electric Cooker With Overhead Extractor Fan, Space For Fridge Freezer, Sink, Plumbing For Washing Machine & Dishwasher, uPVC Double Glazed Window To Fore, Vertical Radiator, Oak Door With Glass Panel To Side Porch.

Conservatory

Laminate Flooring, uPVC Double Glazed Windows, uPVC Double Glazed French Doors To Rear Garden.





Side Porch

Laminate Flooring, uPVC Doubled Glazed Windows, uPVC Double Glazed Door To Fore, Oak Door To WC.

WC

First Floor Landing

Carpet Flooring, uPVC Double Glazed Windows To The Rear With Countryside Views, 1 x Radiator, Loft Access, Stairs, Oak Doors To First Floor Accommodation.

Bedroom 1

Carpet Flooring, 1 x Radiator, uPVC Double Glazed Window To Fore, Oak Door, Integrated Storage Space.

Bedroom 2

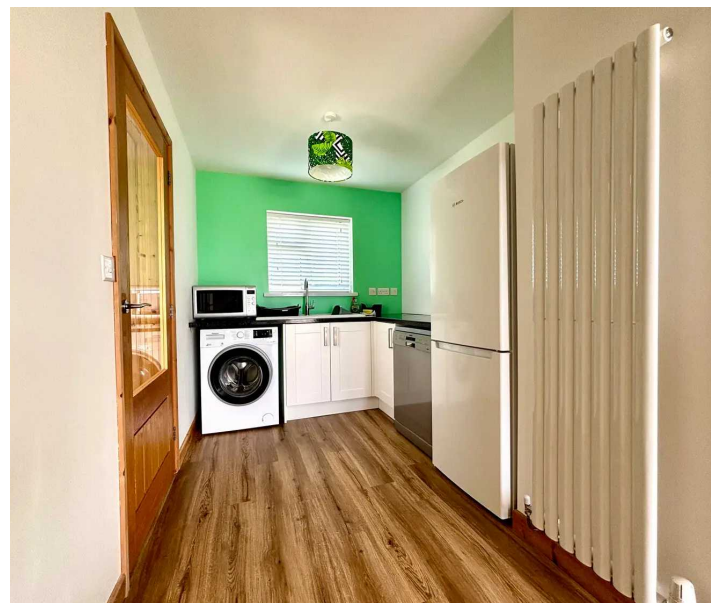
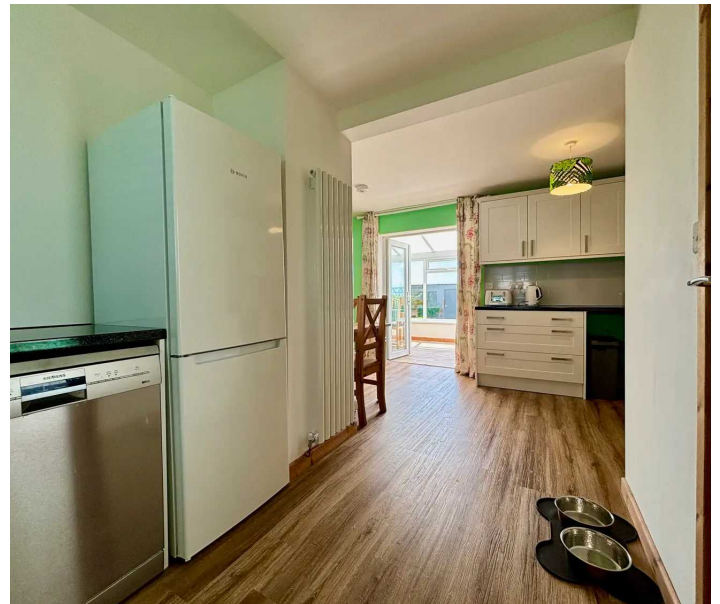
Carpet Flooring, 1 x Radiator, uPVC Double Glazed Window To Fore, Oak Door, Integrated Storage Space.

Bedroom 3

Carpet Flooring, Oak Door, 1 x Radiator, uPVC Double Glazed Window To Rear With Countryside Views.

Bathroom

uPVC Double Glazed Frosted Glass Window, Vinyl Flooring, Towel Rail Radiator, Tiled Walls, Oak Door, Wall Mounted Vanity Unit, Wash Basin, WC, Bath With Overhead Shower.



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FRONT GARDEN

Enclosed garden to the fore, gated access with a pathway leading to the fore of the property and access to the side. The well-maintained front garden comprises of lawn area and a range of flower borders, external power and outside tap.

REAR GARDEN

A generously sized, South facing rear garden which provides a wonderful canvas to create the perfect outside space overlooking neighbouring fields and rolling countryside. The rear garden comprises; large lawn area, pathway and 2 x block sheds with power to the rear.



