

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



25 Maesglasnant, Cwmffrwd, Carmarthen, Carmarthenshire. SA31 2LR



PETER MORGAN

£550,000

Main Features

- Desirable Detached Family Home
- Four Bedrooms
- Freehold
- Ample Off Road Parking & Garage
- Underfloor Heating To Ground Floor
- Sprinkler System
- EPC - B
- Master Bedroom With En-Suite
- Semi-Rural Location
- Need A Mortgage? We Can Help!

General Information

With no onwads chain, this desirable detached family home features four bedrooms and is located in a semi-rural setting, offering ample off-road parking as well as a garage. The property is freehold, providing full ownership of the land and home. It encompasses three reception rooms, making it ideal for family gatherings and entertaining guests.

Inside, the house boasts modern amenities including underfloor heating on the ground floor (excluding sun-room), enhancing comfort throughout the living spaces. The kitchen is designed for efficiency, featuring sleek finishes and contemporary appliances. Natural light floods the space from multiple windows, creating a bright and inviting atmosphere.

The layout includes several reception rooms that can be utilized for various purposes, such as family rooms, dining areas, or playrooms. The design allows for flexible living arrangements to fit any lifestyle. The welcoming hallway boasts a staircase leading to the upper floors is crafted from rich wood, adding to the charm of the entryway and common areas.

Externally, the property is well-maintained with landscaped gardens that include various plants and shrubs, enhancing the outdoor living experience. The extensive driveway provides generous parking capacity and accessibility, accommodating multiple vehicles effortlessly.

Situated in a tranquil semi-rural area, the home is conveniently located for access to nearby towns and countryside, allowing for both relaxation and

recreational opportunities. The local vicinity provides essential amenities, schools, and transport links, making it suitable for families looking for a peaceful yet connected lifestyle.

GROUND FLOOR

Utility Room

Appointed with a range of wall and base units with work tops over and inset stainless steel sink with mixer tap. Patio door to side, wooden flooring, plumbing for washing machine and wall-mounted boiler serving domestic hot gas central heating. (Seven year old boiler still under warranty)

Kitchen

Appointed with a range of matching wall and base units with Silestone quartz worktops over and inset sink with mixer tap. Dual uPVC double glazed windows to the rear aspect, space for an 'American style' fridge freezer, integrated dishwasher, wooden flooring and double patio doors to access the rear garden.

WC

Comprising of a low level WC and pedestal wash hand basin. Wooden flooring and extractor fan.

Study

Dual double glazed windows to front aspect and wooden flooring.

Sun Room

Dual uPVC double glazed skylights to rear, window surround, spotlights and two double doors leading to rear garden.

Lounge

Dual uPVC double glazed windows to front aspect, wooden flooring, and feature fireplace with electric fire.

Hallway

uPVC front door with two frosted windows to front, wooden flooring and Oak staircase to first floor with storage space underneath.

Doors to;

FIRST FLOOR

Landing

Carpeted flooring, radiator, fitted storage cupboard housing water tank and access to fully boarded loft above via pull down ladder.

Doors to;

Master Bedroom

Dual uPVC double glazed windows to front aspect, carpeted flooring and radiators.

Doors to;

Dressing Room

Window to rear, carpeted flooring and radiator.

En Suite

Comprising of a low level WC, pedestal wash hand basin and corner shower cubicle. Frosted double glazed window to rear aspect, heated towel rail and wood-effect laminate flooring.

Bedroom Two

Dual uPVC double glazed windows to front aspect, carpeted flooring, radiator and fitted wardrobes.

Bedroom Three

uPVC double glazed window to rear aspect, radiator and carpeted flooring.

Bedroom Four

uPVC double glazed window to rear aspect, radiator, carpeted flooring and fitted storage cupboard with shelving.

EXTERNALLY

Gardens

Private enclosed rear garden with lawn surrounded by mature bushes, shrubbery & plants, patio area, garden room with storage area, decorative stone area with access to greenhouse, covered passage from utility room with access to garage.

Garage

Electric fob-controlled roller door to front, window to rear and space for tumble dryer.

(Own Consumer Unit)

Please Note:

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at npt@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding

F

Current heating type

Gas

Tenure (To be confirmed)

Freehold









25 Maesglasnant, Cwmffrwd, Carmarthen, Carmarthenshire. SA31 2LR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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