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WALES
SALES
GOLD WINNER

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 **PETER MORGAN**
PROPERTY GROUP



PETER MORGAN

1 Manor Crescent, Llanllwch, Carmarthen, Carmarthenshire. SA31 3RJ

£375,000

Main Features

- Well Presented Detached Bungalow
- Landscaped Gardens
- Freehold
- Semi-Rural Location
- Off Road Parking
- Four Bedrooms Bedrooms
- Family Bathroom & En-Suite
- EPC - C
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

This well-presented detached bungalow is situated in a semi-rural location, offering three bedrooms, two reception rooms, kitchen with utility area, en-suite and a family bathroom. The property features gas central heating and double-glazed windows throughout, enhancing both comfort and energy efficiency. The exterior presents a tidy and open layout, complete with ample off-road parking. The lawned area is well-maintained, providing a natural outdoor space for various activities.

The bungalow is conveniently located near local amenities such as Carmarthen Show Ground, Carmarthen Athletic RFC, St Mary's Church, Carmarthen town centre and A40 with easy access to Pembrokeshire and the M4.

GROUND FLOOR

Hallway

Wooden flooring, access to loft above and storage cupboard.

Lounge

uPVC double glazed windows to front and side aspect, radiator, herringbone style flooring and a feature fireplace.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset stainless steel sink with mixer tap. uPVC double glazed window to rear aspect, Bi-folding doors to access rear, induction hob, two electric ovens, dishwasher, radiator and herringbone style flooring.

Bedroom Three

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

Bedroom One

uPVC double glazed window to rear aspect and radiator.

En Suite

Comprising of a low level WC and shower. uPVC double glazed window to rear aspect, radiator, tiled flooring and extractor fan.

Bedroom Four

Currently used as a gym.

Bedroom Two

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

Bathroom

Comprising of a low level WC, free standing bath and shower cubicle. uPVC double glazed window to rear aspect, heated towel rail and tiled walls.

EXTERNALLY

Gardens

To the front property is a drive way for three vehicles, lawn, retaining wall and gated access leading to the rear. To the side is a paved area , storage space leading to a workshop, with canopy, lawn and secure retaining wall.

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 or email us at npt@petermorgan.net (fees will apply on completion of the mortgage)

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.

Viewings

Strictly By Appointment Only

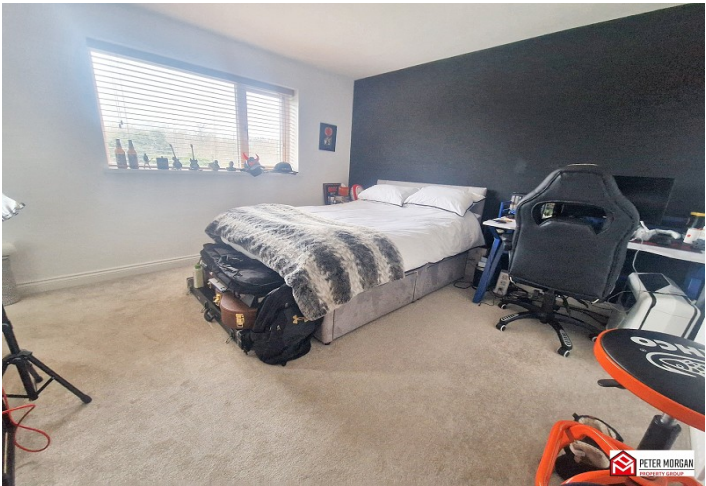
Utilities

Mains electricity, mains water, mains gas, mains drainage (Service snot tested)

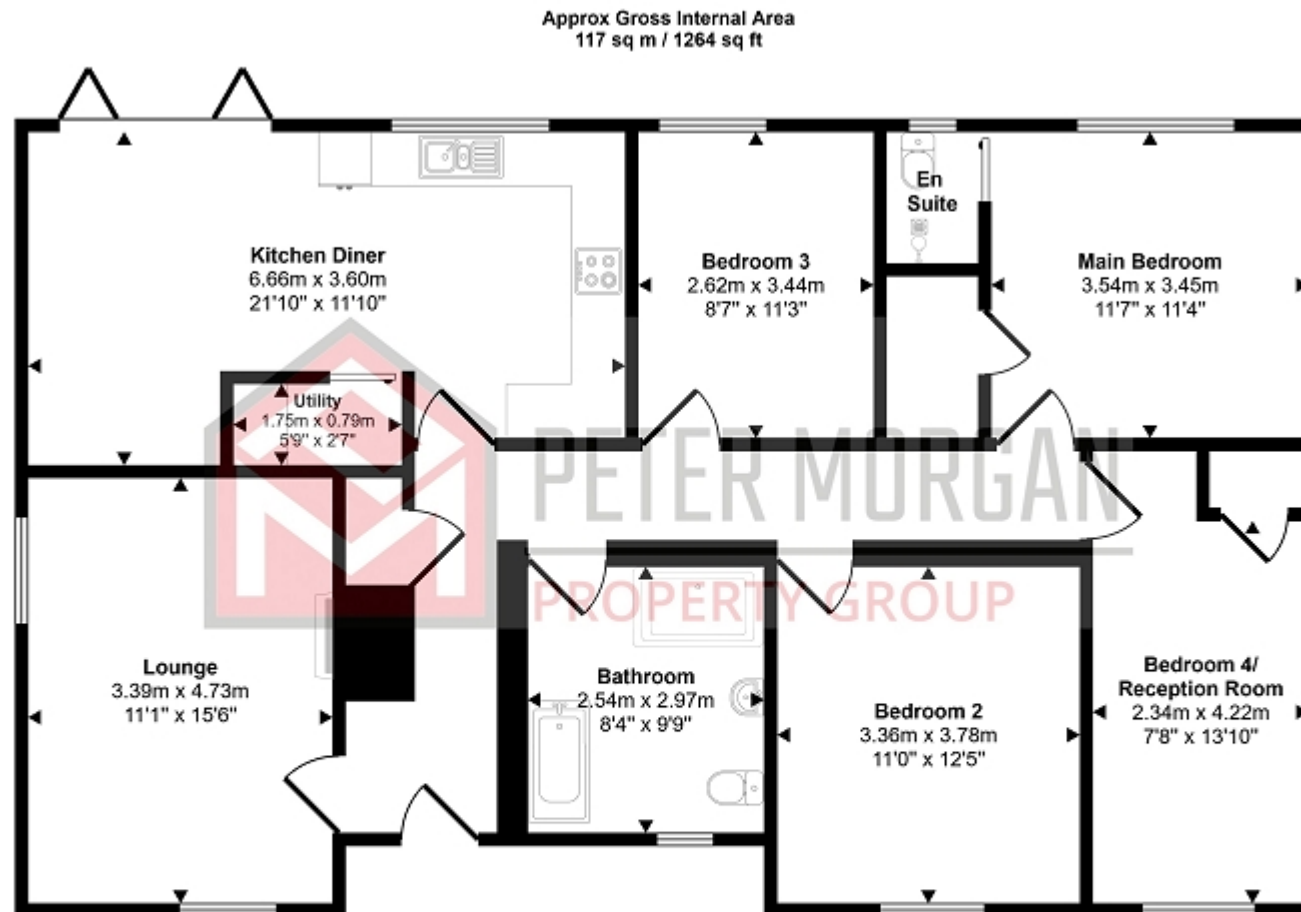
Current council tax banding E

Current heating type Gas

Tenure (To be confirmed) Freehold








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.

1 Manor Crescent, Llanllwch, Carmarthen, Carmarthenshire. SA31 3RJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(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, 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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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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