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PROPERTY
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2021
WALES
SALES
GOLD WINNER

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PETER MORGAN

4 Johns Terrace, Carmel, Llanelli, West Glamorgan, SA14 7SD

£220,000

Main Features

- Semi Detached House
- Three Bedrooms
- Upstairs Family Bathroom With Separate Shower
- Two Reception Rooms
- Fitted Kitchen With Appliances
- Utility Room & Guest WC
- Gardens To Front & Rear
- EER- D
- Council Tax Band -C
- Viewing Comes Highly Recommended

General Information

Property Description

This charming semi-detached house presents a fantastic opportunity for those seeking a tranquil semi-rural lifestyle with picturesque countryside views. Upon entering the property, you are greeted by an inviting entrance hall that sets the tone for the rest of the home. The spacious lounge area boasts stunning views across the surrounding landscape, providing a serene environment for relaxation. Adjacent to the lounge is a dining area featuring a striking fireplace, perfect for family gatherings or entertaining guests.

The fitted kitchen comes complete with modern appliances, making it practical for everyday cooking. A utility room enhances functionality, linking seamlessly to the rear garden, and includes a guest WC equipped with a shower for added convenience. This layout is ideal for those who appreciate a well-organized living space, allowing for easy access to various areas of the house.

Ascending to the first floor, you'll find three generously sized bedrooms, each offering ample space and comfort. The family bathroom is thoughtfully designed, featuring both a separate bath and shower, catering to the needs of a busy household. The thoughtful layout ensures that families have the necessary amenities at their disposal.

Externally, the property is complemented by a paved foregarden and access through steps leading to the entrance. The rear garden features a paved patio

area, perfect for outdoor dining or relaxation. Additionally, there is convenient storage space and a sizable lawn, providing an ideal area for children or pets to play. A brick-built outbuilding further enhances the property's practicality, offering additional storage options.

The location of this home is remarkable, with close proximity to several scenic spots, offering a wide range of outdoor activities. This residence is not only tastefully refurbished but also represents an ideal choice for first-time buyers or those looking for a cozy second home. With a 360 tour available, potential buyers can explore the property's layout and features from the comfort of their own space.

Entrance Hall

Staircase to first floor landing and doors to:

Lounge Area

Radiator and window to front leading onto:

Dining Area

Window to rear, radiator, feature fireplace, understairs storage cupboard and door to:

Fitted Kitchen

Two windows to side, radiator, a range of matching wall & base units, worktops, 1.5 sink with single drainer, electric hob, oven and cooker hood. Door leading to:

Utility Room

Door and window to side, radiator, a range of matching wall & base units, worktops, sink with single drainer and central heating boiler.

Shower Room

Window to rear, radiator, low-level WC, pedestal wash basin with tiled splashback, shower unit with glass screen and mains attachment.

First Floor Landing

Radiator and doors leading to:

Bedroom One

Window to front and a radiator.

Bedroom Two

Window to rear and a radiator.

Bathroom Three

Window to front and a radiator.

Family Bathroom

Window to side, heated towel rail, pedestal hand wash basin with tiled splashback, low-level WC, panel bath, shower with glass screen and mains attachment.

Outside

To the front of the property is a paved garden with steps and access to the rear garden with further steps, lawn, outbuilding, oil storage and stonechippings.

Viewings

Strictly By Appointment Only

Utilities

Mains Electric, Mains Drainage, Mains Water

Current council tax banding

C

Current heating type

Oil

Tenure (To be confirmed)

Freehold







Approx Gross Internal Area
98 sq m / 1051 sq ft



Ground Floor
Approx 55 sq m / 587 sq ft

First Floor
Approx 43 sq m / 465 sq ft

Denotes head height below 1.5m

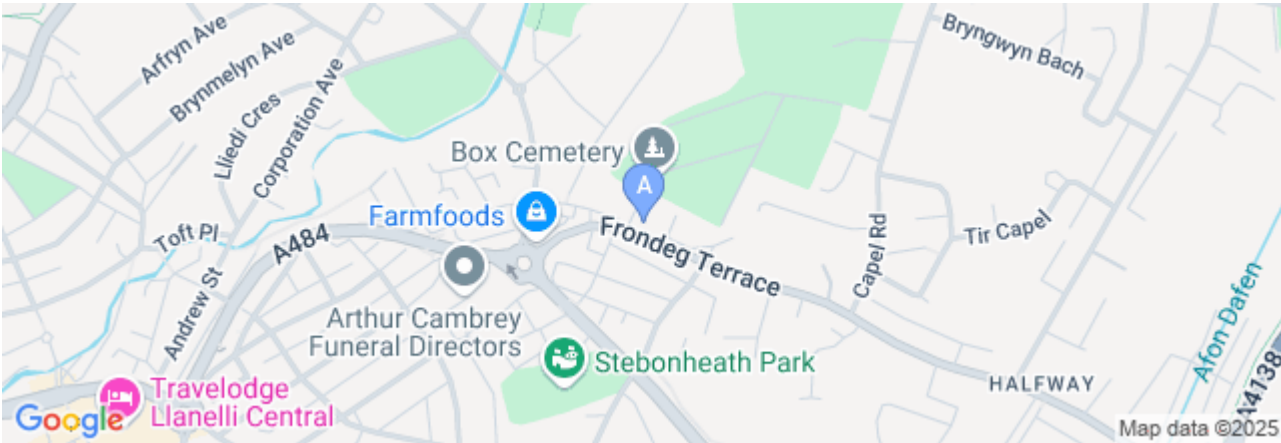
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		95
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(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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PETER MORGAN

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