

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



PETER MORGAN

Dol Y Wawr Llannon, Llanelli, West Glamorgan, SA14 6AH

Offers Over £250,000

Main Features

- Detached Bungalow
- Potential For Development
- Freehold
- Three Bedrooms
- Countryside Location
- Drive Way Providing Off Road Parking
- Set On A Generously Sized Plot Of Approximately 0.4 acres
- Detached Garage
- EPC - E / Council Tax - D
- Need A Mortgage? We Can Help!

General Information

Welcome to Dol Y Wawr, a charming 3-bedroom detached bungalow situated in the welcoming community of Cross Hands, Carmarthenshire. Perfectly positioned along Heol Bryngwili, this home offers a peaceful retreat nearby to Llannon village with excellent access to local amenities, schools, and the M4 corridor, making it ideal for families, retirees, or those craving a blend of rural charm and modern convenience.

Step into a bright and inviting interior, where a generous kitchen area greets you with large windows that flood the space with light.

The bungalow features three well-proportioned bedrooms, with the master offering ample space. A contemporary shower room adds a touch of luxury and practicality to this single-storey gem.

Outside, Dol Y Wawr truly excels. This property boasts a distinguished garden created by a renowned horticulturist, known for their plant talks across the southwest of England, who garnered recognition across gardening publications and media outlets. The meticulously designed landscape showcases a diverse collection of plant varieties, some of which have been cultivated and named on-site, reflecting the garden's unique heritage. This outdoor space offers not only aesthetic beauty but also a piece of horticultural history, making it a truly exceptional feature of the home. A driveway provides off-road parking, leading to a detached garage perfect for storage, a workshop, or additional vehicle space.

Cross Hands is a thriving hub, with shops, cafes, and the Cross Hands Business Park just moments away, while the beautiful Carmarthenshire countryside and coastal spots like Llanelli Beach are within easy reach. Dol Y Wawr offers a rare opportunity to enjoy spacious living in a prime location.

GROUND FLOOR

Entrance Hallway

Radiator and wood-effect laminate flooring.
Door to;

Kitchen

uPVC double glazed windows to front & side aspect, two radiators and fitted carpet. Appointed with a range of wall & base units with work preparation surfaces over, tiled splashbacks, space for tumble dryer and plumbing for washing machine. Stainless steel sink & drainer with mixer tap, plumbing for dishwasher and Ceramic hob with cooker hood over Door to;

Dining / Living Area

uPVC double glazed window to rear aspect, double patio doors to rear aspect and radiator. fitted carpets, tiled feature fireplace with gas fire and in set ceiling spotlights.
Door to;

Bedroom One

uPVC double glazed windows to front aspect, radiator and fitted carpet.

Bedroom Two

uPVC double glazed window to front aspect, radiator and fitted carpet.

Inner Hall

Door to side and fitted carpet and access to the loft above.

Door to;.

Bedroom Three

uPVC double glazed window to side & rear aspect, radiator and fitted carpet.

Two fitted storage cupboards - one housing water tank.

Rear Hallway

Patio doors to rear aspect, wood-effect laminate flooring, spotlight and door to shower room

Shower Room

Frosted windows to side & rear aspect, radiator, and wood-effect laminate flooring. Comprising of Walk-in shower with tiled flooring, respotex style wall covering, W,C and pedestal wash basin.

EXTERNAL

Front - Private gated entrance providing access to driveway with parking for several vehicles, range of mature trees, bushes & shrubbery, access to garage and side gate to rear garden.

Rear

Enclosed generously-sized rear garden with range of mature trees, bushes & shrubbery, pond, access to outbuildings / workshop, access to garage, greenhouse and a footbridge - potential to create a fantastic secluded garden.

Garage

Garage door to front, window to rear, power supply, concrete flooring with side door to garden.

Garden

This property boasts a distinguished garden created by a renowned horticulturist, known for their plant talks across the southwest of England, who garnered recognition across gardening publications and media outlets. The meticulously designed landscape showcases a diverse collection of plant varieties, some of which have been cultivated and named on-site, reflecting the garden's unique heritage. This outdoor space offers not only aesthetic beauty but also a piece of horticultural history, making it a truly exceptional feature of the home. The property includes a substantial, high-quality greenhouse, approx. 3 years old, covering over 20m² and constructed entirely with toughened glass.

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 4 or email us at carmarthen@petermorgan.net (fees will apply on completion 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 Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

Current council tax banding D

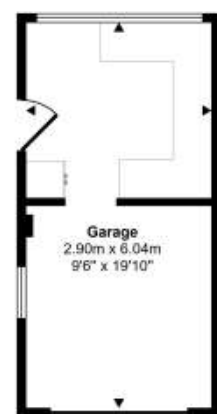
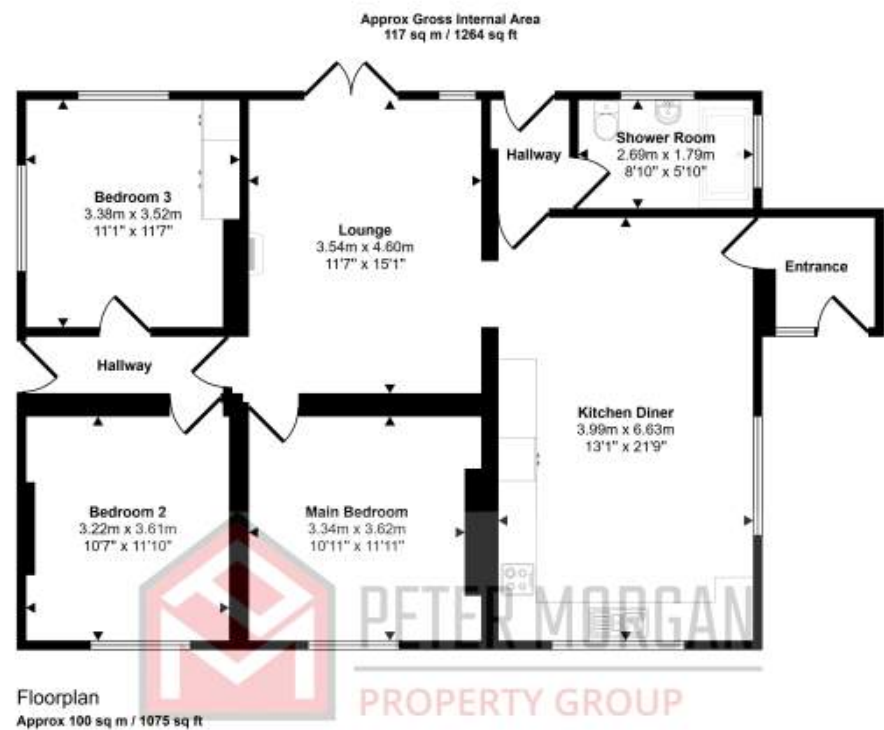
Current heating type Oil

Tenure (To be confirmed) Freehold










Garage
Approx 18 sq m / 189 sq ft

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.

Dol Y Wawr Llannon, Llanelli, West Glamorgan, SA14 6AH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	54	
(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.

Neath
Hub

npt@petermorgan.net
lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath
Financial Services

team@pmfinancial.net

The Mortgage House,
5 The Ropewalk,
Neath
SA11 1EW

Bridgend
Sales Hub

bcb@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Talbot Green
Hub

talbotgreen@petermorgan.net
lettingstg@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF

Carmarthen
Hub

carmarthen@petermorgan.net
lettingscm@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

Cardiff
Hub

cardiff@petermorgan.net
lettingscd@petermorgan.net

144 Crwys Road,
Cathays
Cardiff
CF24 4NP

PETER MORGAN

PROPERTY. PROPERLY



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.

Carmarthen Branch

21 Bridge Street, Carmarthen. Carmarthenshire. SA31 3JS

carmarthen@petermorgan.net

VAT No : **821850148**

www.petermorgan.net
03300 563 555



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

