



Panteg, 2 Yr Allt, Llangennech, Carmarthenshire, SA14 8YU

Guide Price £140,000

A delightful detached cottage set in spacious grounds at the end of its own private lane on the fringe of this popular hamlet. The property during the period 1952 to 1964 was the home to Eileen and Trevor Beasley who were campaigners for the Welsh language and the property has been awarded a blue plaque by Llanelli

community heritage in commemoration of their work.

The cottage is need of refurbishment and provides the following accommodation: Entrance porch; Living room with feature fireplace; Sitting room with fireplace; Kitchen / Breakfast area; Ground floor bathroom and two

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1st floor bedrooms. Oil fired central heating.

Grounds which extend to are presently overgrown but through out which are a number of mature trees and shrubs.

Viewing of this delight historic home is highly recommended. BOOK TODAY!



Council Tax Band: D



PORCH

6'0" x 3'10"
Quarry tiled floor.

LIVING ROOM

12'1" x 11'5"
Open fireplace in painted surround. Bay window to front elevation. Quarry tiled floor. Exposed ceiling beams. Open staircase to 1st floor. Wall lights. Bicester oil fired boiler which serves the heating requirements (not tested). Radiator.

SITTING ROOM

11'11" x 7'8"
Open fireplace. Exposed ceiling beams. Bay window to front elevation. Wall lights. Radiator.

KITCHEN / BREAKFAST ROOM

11'3" x 9'3"
Ceiling sky light. Quarry tiled floor. Radiator.

REAR HALL

BATHROOM

8'3" x 7'3" (max)
Corner paneled bath with shower above. Pedestal hand basin. Low level w.c. Fully tiled walls and floor. Radiator.

LANDING

Built in cupboard.

BEDROOM

12'2" x 8'0"
Impressive wood plank floor. Ceiling beams. Radiator.

BEDROOM

12'3" x 10'3"

OUTSIDE

The property is approached over its own driveway which leads into a spacious garden area that surrounds the cottage. The whole of this is currently overgrown but there are a number of impressive mature trees and shrubs within.

SERVICES

We are advised that the property is connected to mains electricity, water and drainage.

COUNCIL TAX

We are advised that the property is in council tax band "".

EDUCATION

A wide range of state schools are to be found in Gorslas, Cefneithin, Ammanford and Carmarthen - www.carmarthenshire.gov.uk. Private schools include Llandovery College and St Michaels, Llanelli (independent schools www.isc.co.uk)

SPORTING AND RECREATIONAL

There are wonderful opportunities for walking and cycling from the property. There are Golf courses at Llandybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Aberglasney and the Botanic Garden of Wales within half an hours drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are all within an hours drive.

OUT OF HOURS CONTACT

Contact Jonathan: 07989 296 883

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

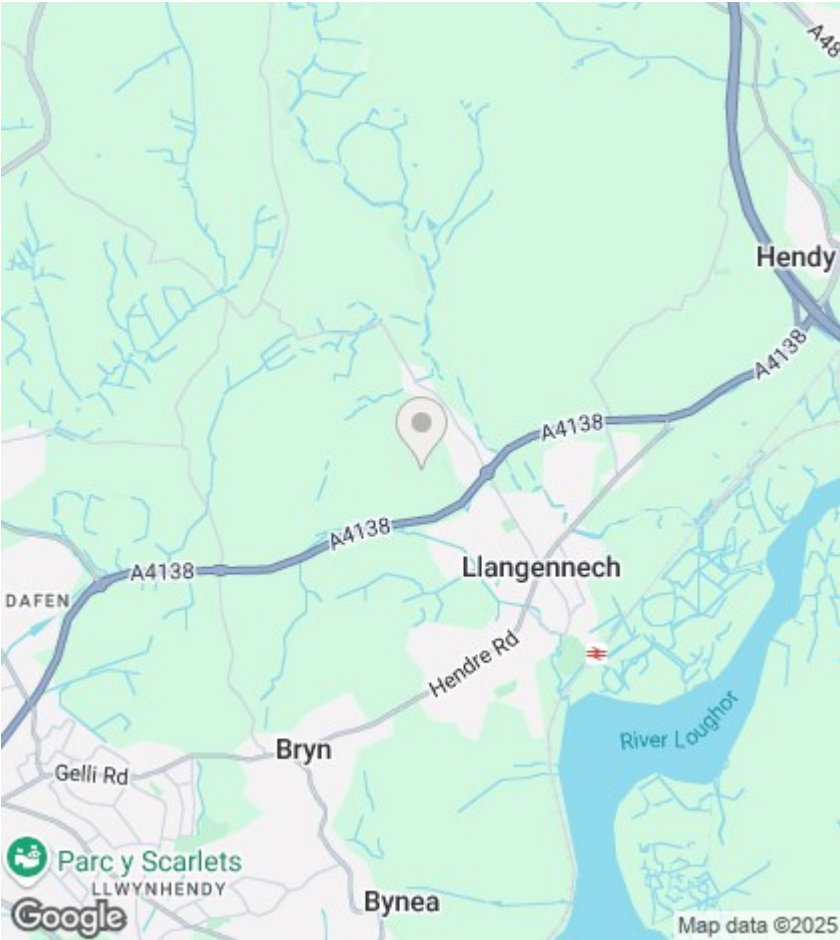
In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

VIEWING

By appointment with Morgan Carpenter 01558 821269

WEBSITE

View all our properties on: www.morgancarpenter.co.uk & www.zoopla.co.uk



Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 & Wales		EU Directive 2002/91/EC