



3 Marlais View, Llansawel, Llandeilo, SA19 7JH

Offers In The Region Of £110,000

A delightful mid terrace cottage set in convenient location within this popular Cothi valley village. The property has been delightfully refurbished where every attempt has been made to retain many of the original features whilst providing a comfortable home. The accommodation comprises: Lounge with feature stone

surround fireplace and exposed beam work; Fitted kitchen / Dining room; Shower room; Two double bedrooms. Electric panel heating. UPVC double glazing. Wonderful enclosed rear garden with lawn and flower beds beyond which is a garden store shed.

3 Marlais View, Llandeilo SA19 7JH

Viewing of this pretty cottage is highly recommended. Book today !



Council Tax Band: B



ENTRANCE FOYER

4'0" x 3'9"

UPVC Glazed door to front elevation.

INNER HALL

5'7" x 5'1"

Attractive staircase to 1st floor.

LOUNGE

12'11" x 11'3"

Attractive feature stone surround and pointed stone wall fireplace incorporating multi fuel stove on stone hearth. Exposed ceiling beams. Access to under-stairs cupboard. Electric panel heater.

.

..

SHOWER ROOM

5'8" x 5'5"

Creda electric shower in tiled and glazed cubicle. Pedestal hand basin with chrome mixer tap. Low level w.c. Wall recess with tiled display shelves. Shaver socket. Limestone effect tiled floor. Tiled walls.

...

KITCHEN / DINING ROOM

9'8" x 9'2"

Single drainer stainless steel sink unit set in slate effect work surface. Fitted Hotpoint gas double oven and hob. Hotpoint extractor hood above. Fitted Mountpellier washing machine. Fitted range of base and wall units. Ample work surface with tiled surround. Slate effect floor. Built in airing cupboard with insulated hot water cylinder with broom cupboard beneath. Glazed panel door to rear leading to the garden. Electric panel heater.

....

.....

1ST FLOOR -

BEDROOM

11'5" x 8'2"

Attractive pine floorboards. Electric panel heater.

BEDROOM

10'4" x 8'2"

Painted boarded ceiling with access to attic. Electric panel heater.

OUTSIDE

To the rear of the cottage is an attractive enclosed lawned garden and small patio area with a climbing rose and fruiting tree. Garden shed.

.....

SERVICES

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

COUNCIL TAX

WE are advised that the property is currently rated for business (as it has been a holiday let). However this can be transfered back to council tax of which the former rating was council tax band "B"

TENURE & POSSESSION

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

LOCATION

The property is situated within the popular village of Llansawel which has it's own places of Worship and Public houses. It is approximately 10 miles from the A. 40 and the Country Market town of Llandeilo which provides a good range of amenities together with rail link on the 'Heart of Wales' line. The University town of Lampeter is approx. 10 miles, providing comprehensive facilities. The county administrative town of Carmarthen

is approximately 25 miles and the M.4 motorway can be joined at Pont Abraham providing access to the University city of Swansea and of course is the main route to the rest of the country.

EDUCATION

A wide range of state schools are to be found in Talley, Cwmann, Llandeilo, Ffairfach and Carmarthen (Welsh language secondary) - www.carmarthenshire.gov.uk. Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools www.isc.co.uk)

SPORTING AND RECREATIONAL

There are wonderful opportunities for walking and cycling from the property. The Rivers Cothi and Towy are noted for their Salmon and Sewin (Sea Trout) fishing, membership of associations is by application. The town of Llandeilo offers Rugby, Football, Tennis and Bowls clubs. 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 Cardigan, Carmarthen and Pembrokeshire coastline are within an hours drive.

HOMEBUYERS SURVEY

If you are considering buying a home, make sure that you are not buying a PROBLEM

Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY& VALUATION

N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP 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.

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

PROOF OF IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential 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

Strictly by appointment only with the agents BJP Residential.

WEBSITE

Llandeilo 01558 822468 View all our properties on: www.bjpresidential.co.uk; www.rightmove.co.uk; www.zoopla.co.uk; www.primelocation.com, or www.onthemarket.com



Directions

Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC