



Kingsmead , Rhos, SA44 5HE

£369,950

Nestled in the charming village of Rhos, Llandysul, this delightful detached bungalow offers a perfect blend of comfort and tranquillity. With three well-proportioned bedrooms, this spacious home is ideal for families or those seeking a peaceful retreat.

The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. One of the standout features of this property is the far-reaching views that can be enjoyed from various vantage points within the home. The lovely garden surrounding the bungalow is a true haven, offering ample space for outdoor activities, gardening, or simply unwinding in the fresh air.

In addition to its aesthetic appeal, the property also boasts practical amenities, including convenient parking and a garage.

Canopy Porch

Upvc double glazed window with matching side panel, opens to:-

Hall



Two radiators, coved ceiling, doors to:-

Cloakroom/WC



Low flush WC, wall mounted hand wash basin, radiator, Upvc double glazed window.

Living Room



Upvc double glazed windows and sliding door to the rear, feature fireplace with slate hearth, wall lights, coved ceiling, two radiators.

Kitchen/Diner



Having a range of wall and base units with complimentary worksurface over, inset 1.5 bowl sink unit with drainer and mixer tap, built-in double electric oven, ceramic hob with extractor fan over, tiled splashback, void and plumbing for dishwasher, space for fridge/freezer, glazed display

cabinet, tiled splashback, radiator, Upvc double glazed window to the rear, space for table.

Utility Room

Fitted with a range of wall and base units with complimentary worksurface, stainless steel sink unit with drainer and mixer tap, void and plumbing for washing machine, space for tumble dryer, Worcester oil-fired boiler.. cloaks cupboard.

Master Bedroom

Upvc double glazed window to the front, radiator, built-in wardrobes, door through to:-

En-Suite

Walk-in shower cubicle, heated towel rail, hand wash basin set on a vanity unit, low flush WC with concealed cistern and bidet, wall cabinets, Upvc double glazed window, part tiled walls, extractor fan.

Bedroom Two

Upvc double glazed window, radiator, fitted with a range of furniture including wardrobes, overhead storage, matching bedside cabinets, dressing table, etc.

Bedroom Three

Upvc double glazed window, radiator.

Bathroom

Four piece fitted suite, including walk-in shower, panel bath, low flush WC, pedestal hand wash basin, tiled walls, Upvc double glazed window and extractor fan.

Garage

Electric roller shutter door, window to the rear, staircase leading to loft storage area.

Externally

Patterned concrete driveway providing parking and turning area. Lawned garden with mature shrubs and bushes. Good sized rear lawned garden with a variety of mature shrubs and bushes and planted areas.

Utilities & Services

Heating Source: Oil-fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Septic Tank

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Carmarthenshire County Council

Council Tax: Band E

What3Words: ///orange.aced.reclaim

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.5mbps upload and 3mbps download and Ultrafast 220mbps upload and 1800mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - None & Data - None

Three Voice - None & Data - None

O2 Voice - Limited & Data - Limited

Vodafone. Voice - Limited & Data - None

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

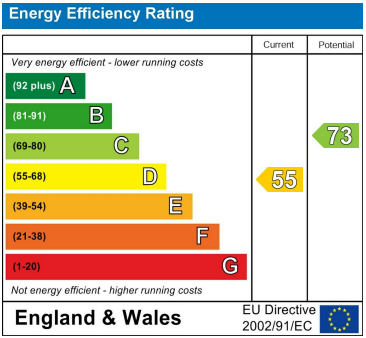
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.