



Delfan, Lon Llysalaw, Pwll Trap, St Clears, SA33 4AX

Offers In The Region Of £300,000

A good size detached bungalow providing 3 double bedrooms, 2 reception rooms and 2 shower rooms, situated in a lovely garden plot on a small residential cul-de-sac, close to the popular small town of St Clears, within Pwll-Trap. The property provides excellent space and potential, needing modernising and improvement, however it would make a fantastic home for a family or retired couple once complete. There is an integral garage and driveway for off road parking and it has a lovely wrap-around mature garden. The location is extremely convenient for accessing the A40 and reaching the near by towns of St Clears, Whitland, Narberth, Carmarthen etc. Viewing is advised to see the scope and potential on offer.

Situation

The property is situated along an un-adopted private road, within the conveniently placed village of Pwll-Trap, close to the popular town of St Clears. The main A40 road is easily reached from this location and provides good road access to the near by towns of the area to include Whitland, Narberth & Carmarthen.

Accommodation

UPVC frosted double glazed front door opens to:

Entrance Porch

Glazed door opens into:

Hallway



Radiator, built in airing cupboard, doors open to all rooms:

Living Room



Double glazed window to front, radiator.

Dining Room



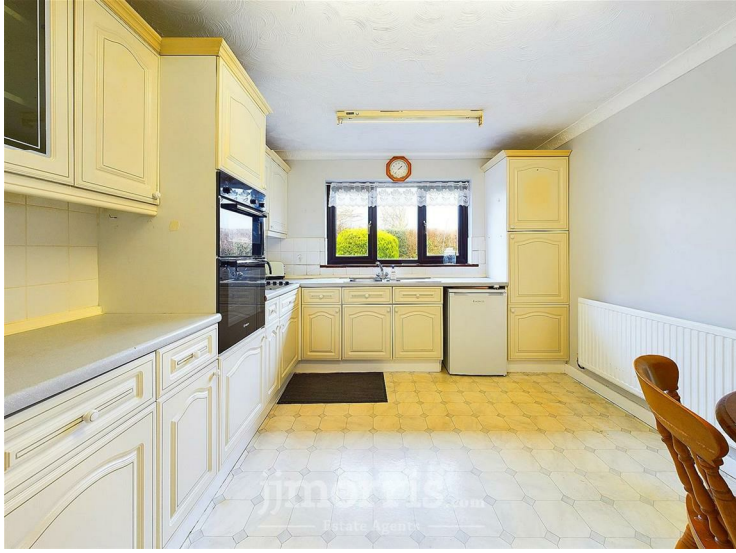
Radiator, double glazed sliding patio door opens to:

Conservatory



Double glazed windows around, external sliding patio door to garden.

Kitchen



Fitted with a range of wall and base storage units, worktops, one and a half bowl sink with drainer, electric hob, extractor hood, eye level double oven, space for white goods, double glazed window to rear, part tiled walls, radiator.

Utility

Double glazed window and external door to rear, fitted cupboards, worktop, sink unit, radiator, plumbing for washing machine and dishwasher.

Bedroom 1



Double glazed window to rear, radiator, door to:

En-suite



Comprising W.C, shower cubical, pedestal wash hand basin, frosted double glazed window to rear, part tiled walls.

Bedroom 2



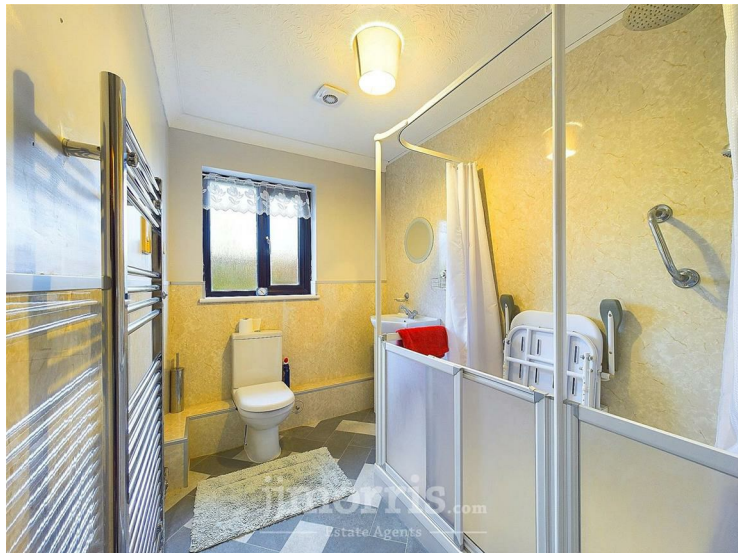
Double glazed window to front, radiator.

Bedroom 3



Double glazed window to front, radiator.

Bathroom



Comprising a shower cubical, W.C, wash hand basin, frosted double glazed window to rear, heated towel radiator.

Integral Garage



Double glazed window to side, up and over garage door to front, Worcester oil fired boiler serving the domestic hot water and central heating.

Externally





The property sits within a good size garden plot with garden areas found to both sides and the rear, being mainly laid to lawns with mature shrubs and hedgerow boundaries. There is a driveway providing off road parking and leads up to the integral garage. Altogether the grounds are well kept and provide a lovely outdoor space for adults or children to enjoy.

Directions

From Narberth town, take the A40 road signposted to St Clears/Carmarthen. Travel for approximately 10 miles, passing Llanddewi Velfrey and Whitland. Before reaching St Clears itself, turn left signposted Pwll-Trap and then take the next left into the cul-de-sac Lon Llusalaw. Follow this private road up and around to the right where the property is then found on the left hand side, as identified by our JjMorris for sale sign.

Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Carmarthenshire County Council

Council Tax: E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///dining.proved.nicer

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds

up to Standard 0.8mbps upload and 7mbps download and Superfast 00mbps upload and 52mbps 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 - Likely & Data - Likely

Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Likely

Vodafone Voice - Likely & Data - Likely

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.

Anti Money Laundering and Ability To Purchase

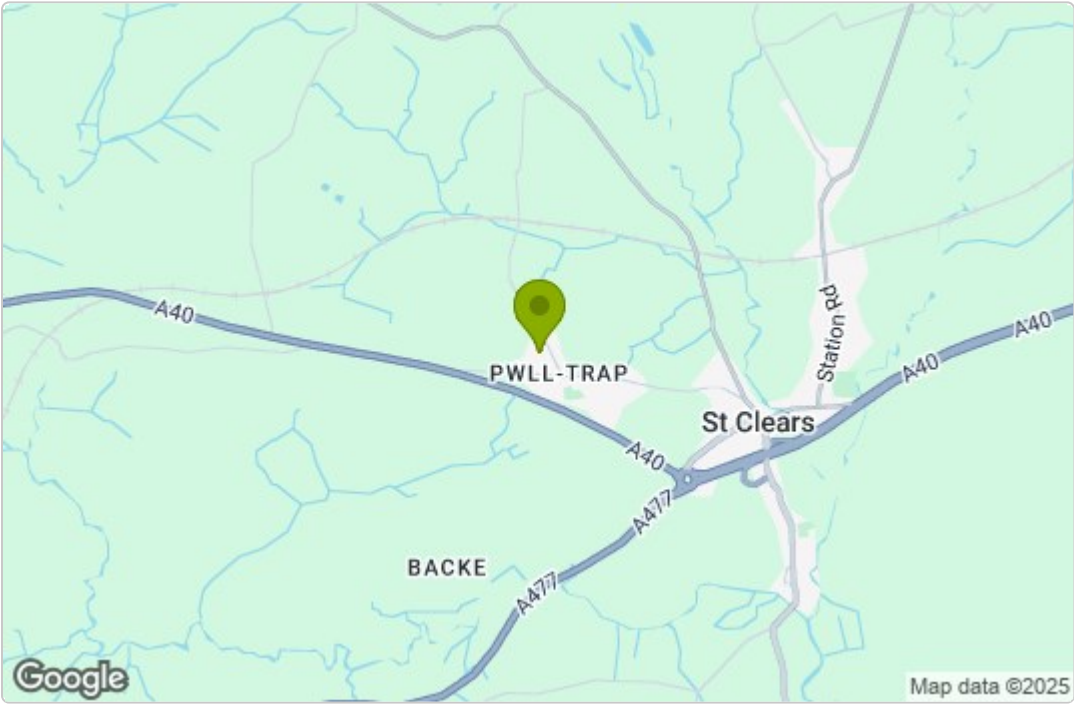
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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.

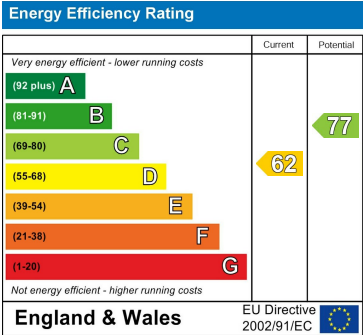
Floor Plan



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.

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