



Llysmeini, Llangynin, SA33 4JZ

Offers In The Region Of £359,950

A detached 4 bedroom bungalow, boasting incredibly spacious and well kept accommodation, situated in the popular small country village of Llangynin. The property, which is offered for sale chain free, provides plenty of space for a family or couple seeking ample rooms and space to spread out. There is an integral garage with electric door, manageable gardens and ample off road parking with a private gated driveway. viewing is essential to appreciate the size and quality on offer.

Situation

The property is situated within the small country village of Llangynin, which lies a mile or so north west of the small town of St Clears which has the benefit of a good range of local services and facilities. The A40 dual carriageway which provides an excellent link to the larger town of Carmarthen, some 10 miles or so to the east lies within easy reach as indeed do the towns of Whitland, Narberth, etc and the superb scenery of the west Wales coastline.

Accommodation

Entrance Hall



Entered by a frosted double glazed front door with matching side window, radiators, built in airing cupboard, doors to:

Living Room



Double glazed window to front, fireplace, radiators, door to:

Dining Room



Double glazed window to front, radiator, fireplace, opening leads through to:

Kitchen



Fitted with a range of wall and base units with worktops over, one and a half bowl single drainer sink, electric hob and oven, extractor hood, oil fired Rayburn, tiled flooring, door back to hallway, double glazed window to rear, part tiled walls, display cupboards, door to:

Inner Hall

Tiled flooring, doors to:

Rear Porch

Double glazed windows and external doors to rear.

Cloak Room

W.C, wash hand basin, frosted double glazed window, radiator.

Utility



Comprising fitted wall and base storage cupboards, single drainer sink, plumbing for washing machine, Worcester oil fired boiler, tiled flooring, part tiled walls, double glazed window to side, door opens to:

Integral Garage



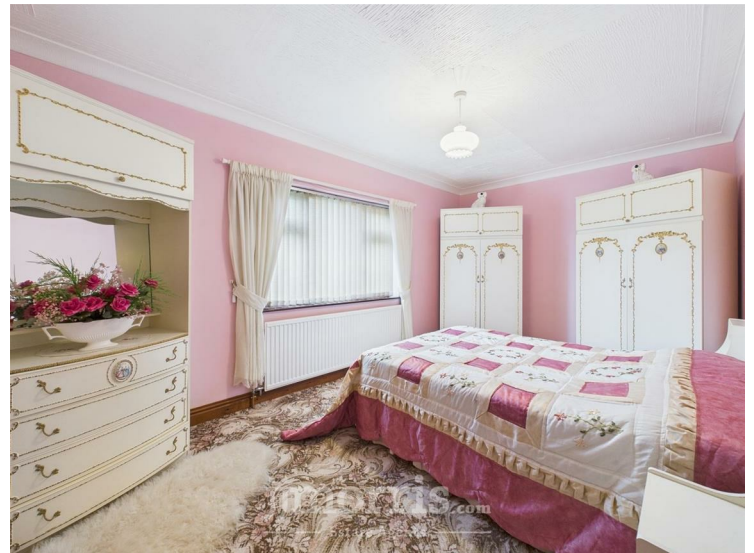
Electric up and over door to front, double glazed window to side, fitted cupboards, access via a drop down ladder to loft space.

Bedroom 1



Double glazed window to rear, radiator, fitted bedroom furniture.

Bedroom 2



Double glazed window to side, radiator,

Bedroom 3



Double glazed window to front, radiator, fitted mirrored wardrobes.

Bedroom 4



Double glazed window to rear, radiator.

Bathroom



Comprising a bath, shower cubical, W.C, bidet, tiled walls, frosted double glazed window to rear, radiator, built in linen cupboard.

Externally

To the front there is a gated private driveway, leading onto a large hardstanding which provides ample parking and turning space. Front garden area laid mainly to lawn. Access on both sides leads to the rear which has a sunny patio, lawn, garden shed and mature hedgerow boundary.

Directions

Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Carmarthenshire County Council

Council Tax Band: TBC

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///touched.available.ridge

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 15mbps download and Superfast 20mbps upload and 80mbps 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 - & Data -

Three Voice - & Data -

O2 Voice - & Data -

Vodafone Voice - & Data -

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](https://www.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.

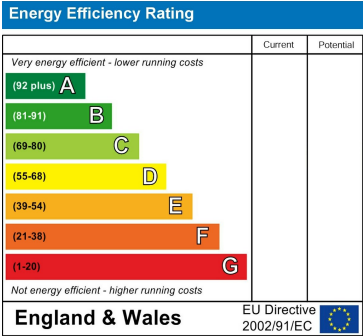
Floor Plan



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.