

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Trewen, Trelech, Trelech, Carmarthen, Carmarthenshire, SA33 6RU

Asking Price £290,000

A well presented 3 bedroomed detached bungalow in the center of the rural village of Trelech, with a new kitchen, new bathroom, new carpets and oak internal doors. This property has an easy to maintain garden and level landscape, and an integral garage which could be converted to another bedroom if required, subject to approval.

The village has a Community hall nearby which houses the local Cylch Meithrin which feeds into the primary school, there's also a public house in the village, The village is only 7 miles from Newcastle Emlyn, 10 miles from St. Clears and 15 miles from Carmarthen which has a good range of amenities.

DESCRIPTION



A well presented 3 bedroomed detached bungalow in the centre of the rural village of Trelech, having recently been renovated to include a new kitchen, new bathroom, new carpets and doors. This property has an easy to maintain garden and level landscape, this bungalow also has an integral garage that could be converted to another bedroom subject to approval.

LOCATION



The village has a Community hall nearby which houses the local Cylch Meithrin which feeds into the primary school, there's also a public house in the village, The village is only 7 miles from Newcastle Emlyn, 10 miles from St. Clears and 15 miles from Carmarthen which has a good range of amenities.

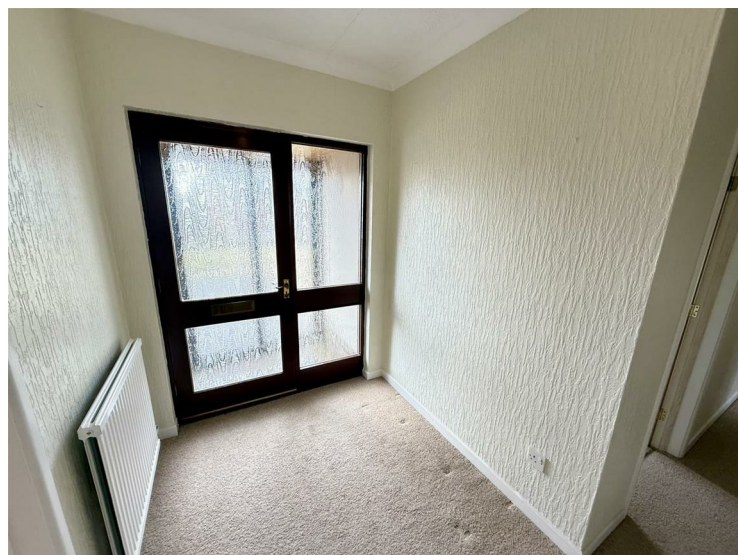
RECESSED ENTRANCE PORCH



With PVCu sliding double glazed entrance door, Ceramic tiled floor and double glazed hardwood entrance door and side panel to

RECEPTION HALL

9'5 x 5'11 (2.87m x 1.80m)



an inviting space with oak doors leading to the rooms, Radiator

LOUNGE

18'7 x 12'10 (5.66m x 3.91m)



PVCu double glazed picture window to the front, feature marble fireplace incorporating a coal effect L.P gas fire , radiator

KITCHEN / DINING ROOM

24'9 x 10'10 (7.54m x 3.30m)



In our opinion one of the standout features of this lovely home, the newly refurbished kitchen incorporates a range of quality fitted base and eye level modern kitchen units with granite work-surfaces to include a sink unit with mixer tap, fitted oven and integrated microwave, ceramic hob with extractor hood over cooker hood, integrated fridge, breakfast bar with curved cupboards.

Timber effect flooring, radiator, DOOR TO AIRING CUPBOARD

DINING AREA



with rear window, radiator and

REAR HALL



Rear entrance door Oak doors to:

CLOAKROOM

Ceramic tiled floor, radiator, W.C.

UTILITY ROOM

10'1 x 8'7 (3.07m x 2.62m)



Ceramic tiled floor, plumbing for washing machine, Oil fired central heating boiler, PVCu opaque double glazed window overlooking the rear garden, part tiled walls, base kitchen units incorporating a sink unit, access to loft space, door to integral garage.

INNER HALL

9'10 x 5'10 (3.00m x 1.78m)



BUILT IN CLOAKS/ STORE CUPBOARD OFF



With double door, radiator

FRONT BEDROOM 1

9'10 x 8'8 (3.00m x 2.64m)



Radiator,

FRONT BEDROOM 2

11'10 x 11'5 (3.61m x 3.48m)



Radiator,

REAR BEDROOM 3

11'10 x 11'5 (3.61m x 3.48m)



Radiator,

SHOWER ROOM

9'9 x 6'2 (2.97m x 1.88m)



Being recently refurbished with a modern suite having fully tiled walls and a tiled floor, vanity unit housing the wash hand basin and with storage cupboards, toilet and easy access shower with rainfall head and separate shower head. heated towel rail.

INTEGRAL GARAGE

17'2 x 11'10 (5.23m x 3.61m)



With electric garage roller door,
This has potential in our opinion for conversion into further
accommodation (STC)

EXTERNALLY



The bungalow has a gated entrance leading to a
tarmacadamed drive with a large parking area ideal if you
have several vehicles or trailers, a caravan or boat etc.
The front garden has lawned areas with easy to maintains
coloured gravel areas and with a spacious rear garden again
designed for ease of maintenance with a feature circular
shaped paved patio and gravelled finish.

SERVICES

We are informed that the property is connected to mains
electricity, mains water, mains drainage, telephone subject to
B.T regs. Oil fired central heating

COUNCIL TAX - E

We understand that the amount payable per annum is £2,364

DIRECTIONS

From Carmarthen, take the A40 dual carriageway towards st.
Clears, turn right across the dual carriageway for Meidrim/
Bancyfelin. Continue around the left hand bend past the

turning for 'Derllys court Golf Club' and turn right for Meidrim.
Upon entering Meidrim travel past the primary school and the
park and over the stoned Parapet walled river bridge, turn
right onto the B\$299 Trelech/ Newcastle Emlyn.
Follow this road all the way to Trelech and in the center of
Trelech bear right, continue up the road past the entrance for
Hafodwenog primary School and the Tafarn Beca public
house, past the left hand turning for Caerwenog, the property
will be found further along on the right hand side adjacent to
and just after the right hand turning for Maes Cawnen as
identified by the agents for sale board.

AGENTS COMMENTS

This property is well deserved of an early viewing, being ready
for immediate occupation and chain free for those seeking to
move quickly.

Trewen Trelech



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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