



## Bryn Siriol, 9 Golwg Y Mynydd, Llangadog, Carmarthenshire, SA19 9ED

Offers In The Region Of £419,500

- ATTRACTIVE DETACHED BUNGALOW
- FABULOUS VIEWS OVER ROLLING FARMLAND TOWARDS BLACK MOUNTAIN
- 3 RECEPTIONS AND KITCHEN
- INTEGRAL GARAGE
- COUNCIL TAX BAND E
- POPULAR RESIDENTIAL DEVELOPMENT ON FRINGE OF VILLAGE
- SPACIOUS AND VERSATILE ACCOMMODATION
- 3/4 BEDROOMS AND 2 BATHROOMS
- SPACIOUS GARDENS

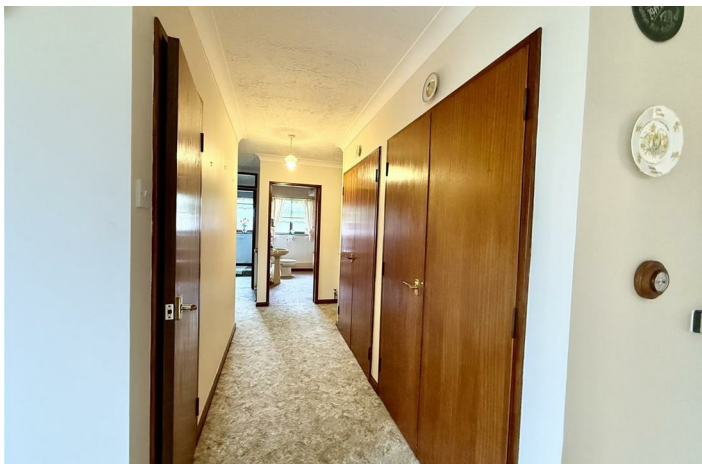
# 9 Golwg Y Mynydd, Llangadog SA19 9ED

An attractive detached bungalow set on popular residential development on the fringe of this popular Country village commanding fabulous views over rolling farmland to the rear towards the Black Mountain. The spacious accommodation provides: Reception Hall; Sitting Room; Lounge; Conservatory; Fitted Kitchen/Living Room; Utility Room; 3 Double Bedrooms and 2 Bathrooms. Integral Garage. Double glazing. Oil fired central heating. Open plan garden to front elevation. Spacious lawned garden with mature trees and shrubs to rear.

Viewing highly recommended, book an appointment today.



Council Tax Band: E



## RECEPTION HALL



14'4" x 6'2"  
Half glazed door and side panel to front. Radiator.

## INNER HALL



12'1" x 4'1"  
Built in cloaks cupboards and airing cupboard with insulated hot water cylinder. Radiator.

## DINING ROOM/BEDROOM 4



14'4" x 13'5"  
Wall lights. Radiator.

## LOUNGE



20'6" x 12'8"  
Open fireplace in attractive stone and tiled surround.  
Wall lights. Patio door to conservatory. 2 Radiators.

## CONSERVATORY



13'1" x 9'6"  
Attractive tiled floor. Wall lights.

## KITCHEN/LIVING ROOM



15'8" x 12'8"  
1 1/2 bowl enamel sink unit with chrome mixer tap. 4  
ring ceramic hob with extractor hood above. Hotpoint  
double oven. Integral fridge. Extensive range fitted  
base, wall and display cupboards with ample work  
surface. Ceramic tiled floor. Pine panelled ceiling.  
Radiator.

## UTILITY ROOM



12'8" x 6'5"

Single drainer stainless steel sink unit. Fitted base cupboards. Plumbed for automatic washing machine. Fitted store cupboard. Tiled walls to dado height. Ceramic tiled floor. Pine panelled ceiling. Radiator.

## BEDROOM

13'8" x 11'8"

Built in wardrobe. Radiator

## INNER LOBBY

Radiator

## MAIN BEDROOM



11'4" x 11'4"

Built in wardrobe. Radiator.

## SHOWER ROOM



7'2" x 2'11"

Mira shower in tiled and glazed cubicle. Pine panelled ceiling. Fully tiled walls.

## BEDROOM



15'3" x 11'9"

Built in wardrobe. Radiator

## BATHROOM



11'4" x 6'5"

Panelled bath, pedestal hand basin, bidet and low level

WC. Pine panelled ceiling. Fully tilted walls. Vanity light and mirror. Radiator.

#### INTEGRAL GARAGE

25'6" x 14'7"

Electrically powered up and over door. Worcester oil fired boiler for heating requirements. Access to attic via pull down ladder.

#### CLOAKROOM



Low level WC and hand basin.

#### OUTSIDE

To the front of the bungalow is an open plan lawned garden throughout which are a number of ornamental trees and shrubs. Alongside this is a tarmac drive that leads to the garage.

#### REAR GARDEN

A spacious enclosed rear lawned garden with herbaceous borders and a number of established trees and shrubs. Garden store shed.

#### SERVICES

We are advised that the bungalow is connected to mains electricity, water and drainage.

#### TENURE AND POSSESSION

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

#### NB

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

#### PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter 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

By appointment with Morgan Carpenter 01558 821269

#### WEBSITE

View all our properties on:  
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[www.zoopla.co.uk](http://www.zoopla.co.uk); [www.primelocation.com](http://www.primelocation.com), or  
[www.onthemarket.com](http://www.onthemarket.com)

#### OUT OF OFFICE CONTACT

Jonathan Morgan 07989 296883





## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>	<b>58</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 