



Bryndewi, Cwmfelin Mynach, SA34 0DH

Offers In The Region Of £174,995

A spacious 4 bedroom semi-detached house with off road car parking, adjoining garage and good size garden, situated in the small rural village of Cwmfelin Mynach. The house provides an excellent layout and is of a very generous size, boasting a large kitchen/diner, large utility, 2 reception rooms, 4 double bedrooms and a family bathroom. Offered for sale with no onward chain at a realistic price.

Situation

Cwmfelin Mynach is a small rural village in the heart of the west Carmarthenshire countryside, close to the border with the coastal county of Pembrokeshire which is renowned for its outstanding natural beauty. Approximately 7 miles distant is the small town of Whitland and some 10 miles or so St. Clears and the A40 dual carriageway with M4 road links. Both Whitland and St. Clears offer a good range of local services and facilities that cater for most everyday requirements with the County town of Carmarthen, which offers an extensive array of services and facilities, also being within easy reach.

Accommodation

Frosted double glazed front door opens into:

Entrance Porch

Double glazed window to front, frosted door to:

Front Room



Stairs rise up to first floor, fireplace, radiator, double glazed window to side, door to kitchen/diner and door to:

Sitting Room



Fireplace housing a woodburning stove, double glazed window to side, wood laminate flooring, radiator, door to:

Kitchen/Diner



Comprising a range of fitted wall and base storage units, worktops over, single drainer sink, tiled splash backs, space for cooker and white goods, extractor hood, double glazed windows to front and side, external double glazed door to side, radiators, glazed door to:

Utility



Comprising a storage unit with single drainer sink, Worcester oil fired boiler serving the domestic hot water and central heating, radiator, window to rear, door to integral garage and door to:

Shower Room

Comprising a shower cubical, W.C, radiator, tiled floor.

Integral Garage



Up and over garage door to front, window to side, power and lighting, external door to rear garden.

First Floor Landing

Doors open to:

Bedroom 1



Double glazed window to front and side, radiator, built in wardrobe.

Bedroom 2



Double glazed window to side, radiator, built in wardrobe.

Bedroom 3



Double glazed window to front, radiator, wood laminate flooring.

Bedroom 4



Double glazed window to rear, radiator.

Bathroom



Comprising a bath, W.C, pedestal wash hand basin, part tiled walls, radiator, Velux roof window.

Externally



To the front of the property there is a hard standing driveway providing ample off road car parking space as well as access to the adjoining garage. Through the garage, access leads to the rear garden which is enclosed and mainly laid to lawn, a blank canvas with potential.

Directions

From Narberth travel on the main A40 road heading in the Carmarthen direction until reaching the 2nd roundabout by Whitland and The Road House restaurant. Turn left signposted for Llanboidy and travel on this road, proceeding past Jabajak guest house and restaurant, then straight over a set of cross roads, take the 2nd left signposted for Cwmfelin Mynach. Enter the village and the property is identified by our JjMorris for sale sign, just down the road from the Chapel.

Utilities & Services.

Heating Source: Oil

Services -

sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Carmarthenshire County Council

Council Tax Band: E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///unionists.impact.torches

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 14mbps 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 - 82%

Three Voice & Data - 73%

O2 Voice & Data - 64%

Vodafone Voice & Data - 78%

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

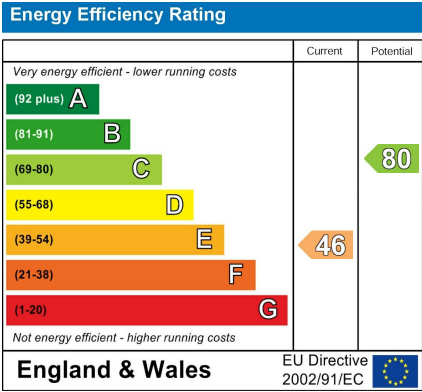
Floor Plan



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.