



Llysderi, Llangynin, St. Clears, SA33 4JY

Offers in Region of £265,000

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Llysderi, Llangynin

St. Clears, Carmarthenshire

This well appointed detached two bedroom bungalow stands within a generous plot enjoying a delightful rural aspect, offering expansive and uninterrupted views across open countryside. The bungalow's internal layout is designed for ease of living, with all rooms conveniently arranged on a single level, making it particularly attractive to downsizers, retirees or even to those looking for a small family home. Llysderi offers considerable potential for further enhancement, allowing new owners the opportunity to extend or reconfigure the existing accommodation to suit their individual requirements (subject to the necessary consents). Located in an accessible location just three miles from the small town of St Clears and the A40 dual carriageway which provides excellent transport links to the county town of Carmarthen and the wider region. Standing within a larger than average plot, enjoying a lovely rural aspect, Llysderi offers superb potential and an early viewing is highly recommended to appreciate what is on offer.



Situation

Occupying a convenient and accessible location in the rural village of Llangynin a mile or so from the small town of St Clears which provides a good range of local amenities and services which cater for all day to day needs. Also within easy car driving distance is the A40 connection which provides an excellent road link to the county town of Carmarthen which offers a comprehensive range of commercial, educational and recreational facilities. Boasting a delightful rural aspect to the rear, this is an excellent location for those looking for easy access onto good road networks.

Entrance Hallway

Incorporating a radiator, loft access and doors to:

Reception Room

12' 0" x 11' 2" (3.66m x 3.41m)

Overlooking the fore and including a radiator, built in shelved alcove, whilst the focal point of the room is the 'Rayburn Rhapsody' in marble effect surround. This versatile room could be transformed into the third bedroom if required.

Bedroom 1

11' 11" x 11' 7" (3.64m x 3.52m)

Double room overlooking the fore with radiator.

Shower Room

8' 4" x 6' 4" (2.55m x 1.94m)

Affording a W.C., wash hand basin, separate shower cubicle, radiator, partly tiled walls and window to the side.

Bedroom 2

12' 2" x 10' 11" (3.70m x 3.32m)

Double room overlooking the side with radiator.

Living Room

15' 10" x 10' 9" (4.82m x 3.27m)

Well proportioned, the focal point of the room is the feature fireplace with wooden mantle, window to the side, radiator and two built in cupboards one being an airing cupboard which also houses the 'Logic' LPG fired boiler. Two doors lead to:

Galley Style Kitchen

22' 6" x 5' 3" (6.85m x 1.61m)

Enjoying a delightful countryside aspect to the rear, the kitchen comprises a range of base units with complimentary work surface above, space for a cooker, stainless steel sink and drainer unit, plumbing for an automatic washing machine, radiator, tiled floor and door to the outside. Within part of the kitchen is a small pantry with hanging space and a door leads to the outside.

Garage

22' 7" x 12' 4" (6.88m x 3.77m)

With an up and over door and concrete floor.

Garden

Standing with a generous and level plot the front garden is bordered to the roadside via a dwarf brick wall with ornamental railings and a tarmac driveway leads to the side of the property and provides ample off road parking. An attractive feature is the well proportioned plot which includes an additional lawned garden to the rear which has the benefit of an uninterrupted countryside aspect. LPG tank located to the rear and an outside W.C. is attached to the rear elevation.

Directions

From the small town of St Clears proceed to the village of Llangynin and the property will be seen on the left hand side as denoted by our For Sale Board. [what3words ///flitting.revives.face](#)

Utilities & Services

We understand that the property has the benefit of mains electricity and water connection together with a private drainage system – septic tank.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Carmarthenshire County Council Property

Classification: Band D (Online enquiry only)

EPC: E

Broadband Availability

According to the Ofcom website, this property has standard, superfast and ultrafast broadband availability. Standard – with speeds up to 0.5 Mbps upload and 4 Mbps download; Superfast – with speeds up to 8 Mbps upload and 48 Mbps download; Ultrafast – with speeds up to 220 Mbps and 1800 Mbps 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 – 73%

Three Voice & Data – 71%

O2 Voice & Data – 64%

Vodafone Voice & Data – 49%. 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 & 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.

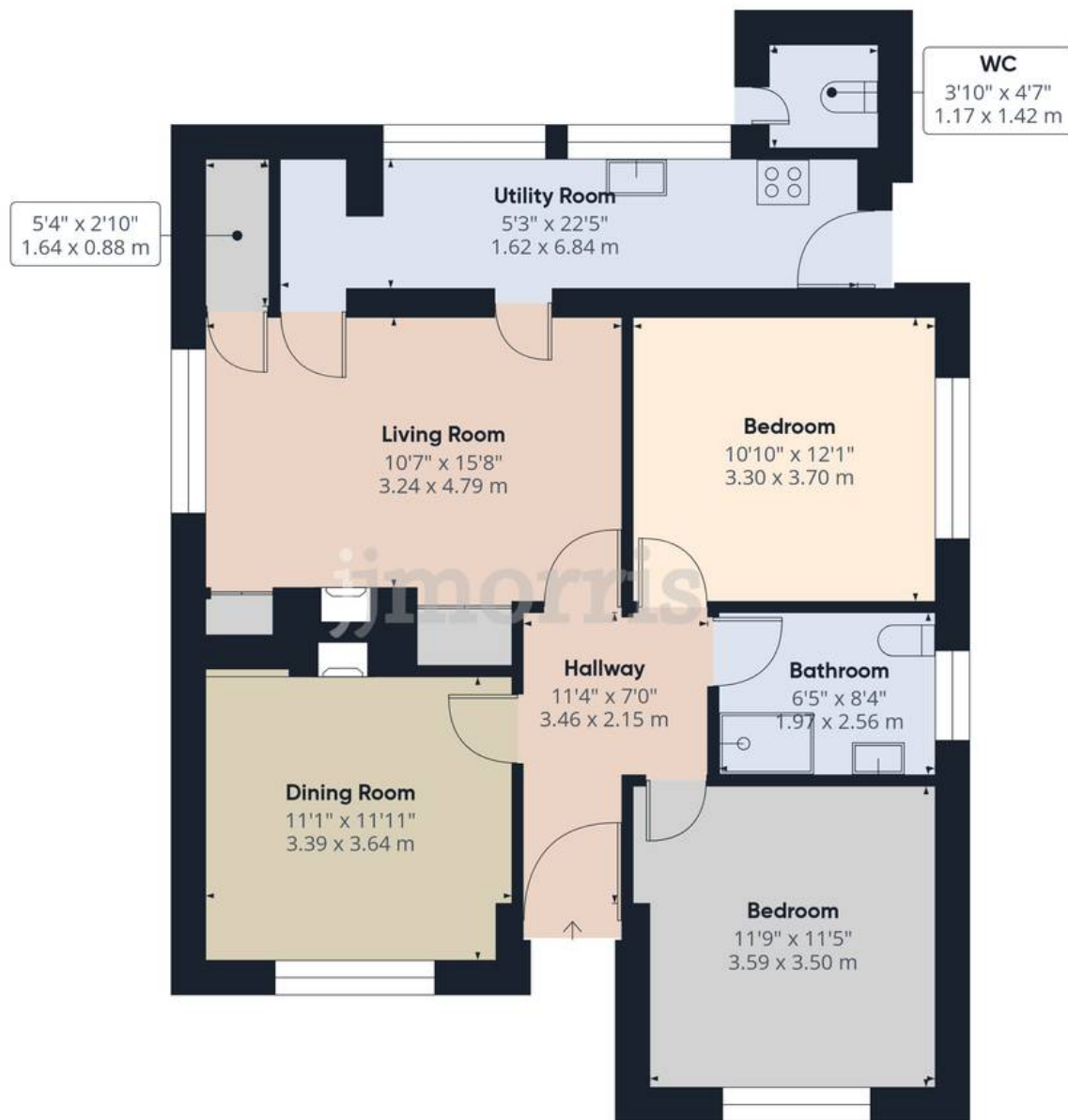












Floor 0 Building 1



Floor 0 Building 2



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