

Tymore, Llangynin, St. Clears, SA33 4JZ

Offers in Region of **£280,000**

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Tymore

Llangynin, St. Clears, Carmarthen

Occupying a pleasant plot which is nicely set away from the roadside within the popular village of Llangynin which provides excellent accessibility to the larger towns of the area such as Carmarthen, Cardigan and Haverfordwest. This generously proportioned bungalow affords 2 bedroom accommodation and combines the ease of single level living which should be of interest to those looking for either a retirement or family home in the area. Benefitting from nicely proportioned accommodation throughout, it is clear that the property has been well maintained over the years, but TyMore also offers a blank canvas for those new owners looking for a property which they can make their own. There is also considerable potential available at this property and the integral garage which is accessible from the utility room offers scope for conversion subject to gaining the necessary consents and could provide a third bedroom if desired.

Another attractive feature is the outside space and the rear garden combines an area of lawn, feature pond and an attractive aspect is seen across open countryside. Early viewing is highly recommended to appreciate the full potential of this appealing detached bungalow.

Situation
Occupying a convenient and accessible location in the centre of 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 towns of Carmarthen and Haverfordwest which both offer 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 yet having the benefit of a pretty countryside aspect.

Entrance Hallway
Well proportioned and including a radiator with doors leading to:

Kitchen
Overlooking the fore and comprising a range of matching base and wall mounted units with complimentary work surface above and incorporating a 1.5 bowl sink and drainer unit, tiled splashbacks and space for a fridge. Also including an 'Indesit' ceramic hob with hood above, recently installed built in double 'Hotpoint' oven with grill facility, radiator and space for a dining table and chairs with door leading to:

Utility Room
Deceptively spacious providing access to the integral garage and also comprising a range of units which incorporates a stainless steel sink and double drainer unit, plumbing for an automatic appliance, tumble dryer outlet and also housing the 'Worcester' oil fired boiler. Window to the rear, tiled floor, door to the rear garden and door to the:

Cloak Room
With W.C. and window to the side.

Integral Garage
With loft access and providing considerable scope and potential for conversion subject to obtaining the necessary consents.

Inner Hallway
Incorporating a built in shelved cupboard which could also be accessible from the built in cupboard seen within bedroom 2. Doors to:

Living Room
This light and airy room enjoys a delightful countryside aspect to the rear, whilst the focal point is the marble effect fireplace with 'LPG' fire and also including a radiator.

Bedroom 1
Generously proportioned double room overlooking the fore with radiator.

Bedroom 2
Double room overlooking the rear with radiator and built in cupboard with louvre doors. We would advise that part of this cupboard space is accessible from the inner hallway and provides an opportunity for reconfiguration.

Bathroom
Comprising a W.C., wash hand basin, bath, separate shower cubicle, radiator, tiled walls and window to the rear.

Externally
Approached from the roadside via a tarmac driveway which provides ample off road parking and ultimately leads to the integral garage. The easily maintainable front garden comprises an area of lawn which is bordered to the fore by a dwarf brick wall. Pedestrian access leads to the pretty rear garden which combines an area of lawn, small pond and a variety of established shrubs and flower beds. A greenhouse is attached to the former garage and a delightful rural aspect is seen across open countryside.

Directions
A 'for sale' board will be erected on site. what3words ///blazing.yard.crusaders
Postcode: SA33 4JZ

Utilities & Services
We understand that the property has the benefit of mains electricity and water connection together with a private drainage system - Septic Tank.

Oil fired central heating system.

Local Authority: Carmarthenshire County Council

EPC: E

Property Classification: Band D (Online enquiry only) Offered for sale with no forward chain.

Tenure: Freehold with vacant possession upon completion.

Broadband Availability
According to the Ofcom website, this property has standard and superfast broadband availability. Standard - with speeds up to 0.5 Mbps upload and 3 Mbps download; Superfast - with speeds up to 6 Mbps upload and 34 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 - 53%

O2 Voice & Data - 63%

Vodafone Voice & Data - 70%.

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.




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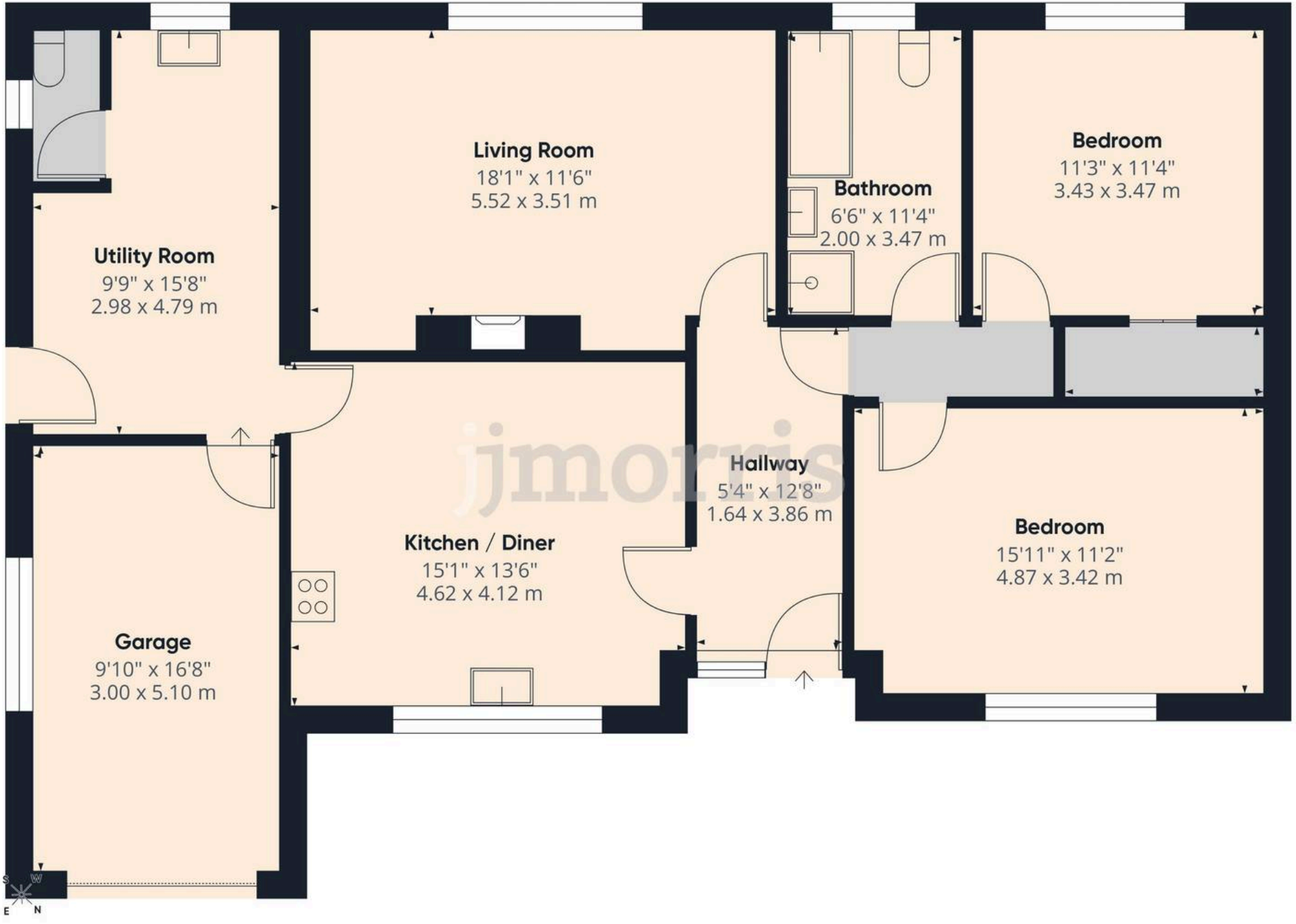

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Utility Room
9'9" x 15'8"
2.98 x 4.79 m
Living Room
18'1" x 11'6"
5.52 x 3.51 m
Bathroom
6'6" x 11'4"
2.00 x 3.47 m
Bedroom
11'3" x 11'4"
3.43 x 3.47 m
Hallway
5'4" x 12'8"
1.64 x 3.86 m
Kitchen / Diner
15'1" x 13'6"
4.62 x 4.12 m
Bedroom
15'11" x 11'2"
4.87 x 3.42 m
Garage
9'10" x 16'8"
3.00 x 5.10 m
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