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ON BEHALF OF THE RECEIVERS

THREE BEDROOM DETACHED BUNGALOW

Bryn Hafod Llanllwni, Llanybydder,
Carmarthenshire, SA40 9SQ

OIRO £235,000

Property Features

-  Bungalow
-  2 bathrooms
-  1,287 sq. ft.
-  Lawn, decking area and large driveway
-  Rural views -
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CONTACTS

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DESCRIPTION

Built in 2019 this modern, detached bungalow has ample off road parking and with beautiful rural views.

The property briefly comprises; entrance hallway, lounge, kitchen/diner, utility, 3 bedrooms, 1 with en-suite and family bathroom. Its versatility allows it to be ideal for both a retirement home and for a family. Subject to the relevant planning there is space for a garage to be built as well as extending into the roof space, to create additional bedroom/living spaces.

Please note that the property will be sold subject to a tenant in situ, who occupies under an AST at a rent of £550 per month.

Settle into Your SURROUNDINGS

LOCATION

Llanllwni is a village and community located in Carmarthenshire, Wales.

The village lies along the A485, stretching for about 2.5 mi (4.0km), to the south-west of Llanbydder. To the south of the village lies Llanllwni Mountain. The 16th-century parish church, formerly dedicated to St. Llwni, is now dedicated to St. Luke and is a grade II* listed building. Besides Llanllwni village, the community extends to the southern bank of the River Teifi and includes the summit of Mynydd Llanbydder, 1,338 ft (408 m) high. To the north of the village are Norwood Gardens, which are open to the public for much of the year. To the south west of the village is the listed building and listed garden of Maescrugiau Manor.



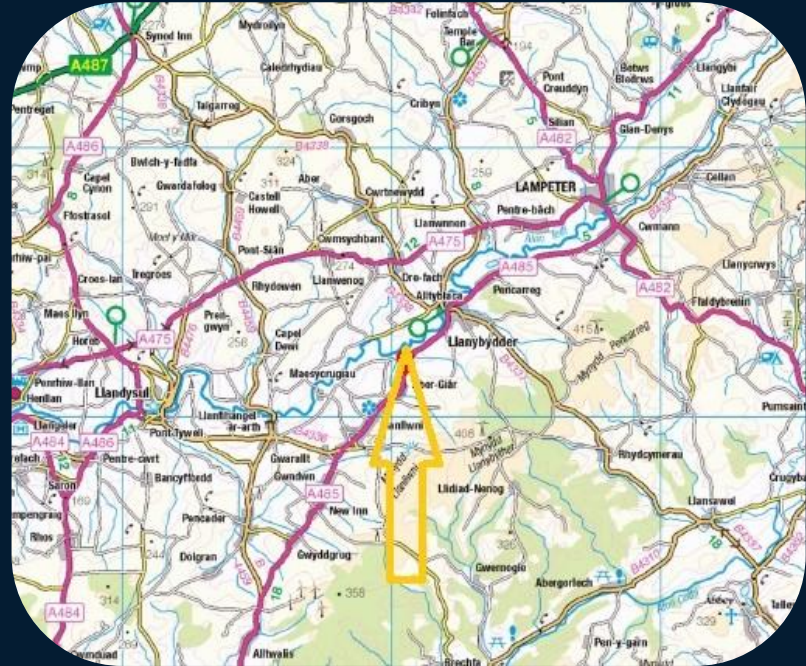
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TENURE INFORMATION

The property is held by way of a two freehold titles: CYM478239 & CYM346304

ACCOMMODATION

ENTRANCE HALLWAY

LOUNGE

14'6" x 18'2" (4.43 x 5.56)

KITCHEN/DINER

12'4" x 24'11" (3.78 x 7.61)

UTILITY

5'5" x 8'9" (1.66 x 2.68)

BEDROOM

13'10" x 9'10" (4.24 x 3)

BEDROOM

7'10" x 13'11" (2.4 x 4.26)

BEDROOM

11'9" x 10'0" (3.6 x 3.05)

ENSUITE

BATHROOM

3.14x1.62 (0.91m.4.27mx0.30m.18.90m)

EPC

Energy Asset rating is B and the certificate expires in October 2030.

COUNCIL TAX

Band E – Annual Charge for 2024/2025 will be £2,503.15.

OUTSIDE

Externally to the front of the property is a part tarmacadam surfaced, part gravel driveway with space for around four cars, alongside a patio area. To one side of the property is a lawned garden, with an area of raised decking leading from the lounge and kitchen/diner. There is a further small patio area to the rear.

PRICE

Offers in the region of £235,000.

LEGAL COSTS

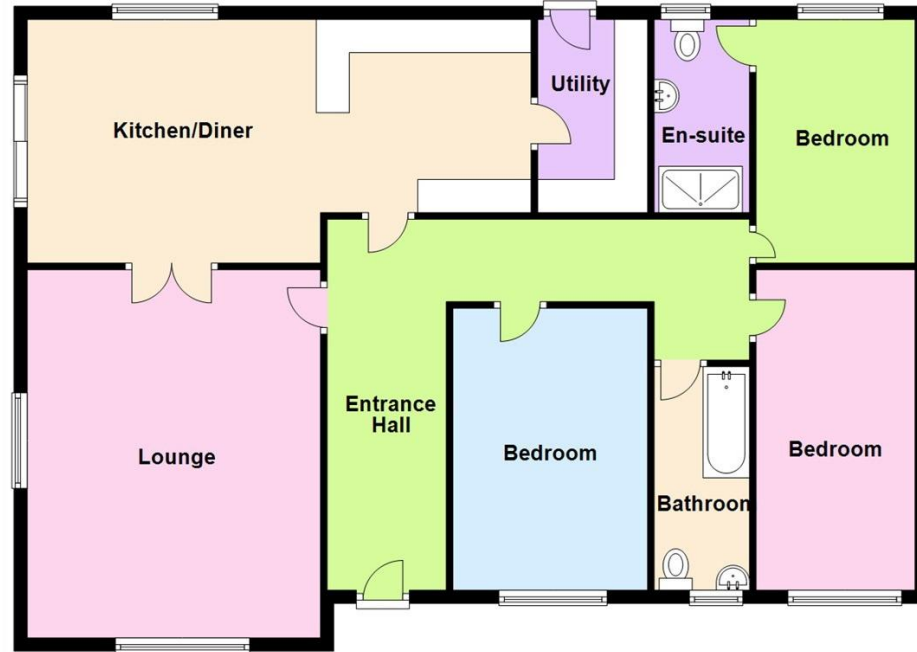
Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

Ground Floor

Approx. 119.6 sq. metres (1287.3 sq. feet)



Total area: approx. 119.6 sq. metres (1287.3 sq. feet)