

NEW PRICE



Gwelfryn, Llanpumsaint SA33 6BP

Offers in the region of £200,000

3 Double Bedroom Detached Property
2 Reception Rooms, Driveway Parking and Garage
External Utility Shed/Workshop
Oil Fired Central Heating System
Rural Village Location With No Onward Chain

CR/RO/75087/250221

DESCRIPTION

A 3 bedroom detached property with driveway parking, garage and outbuilding in the rural village of Llanpumsaint. With oil fired central heating, the accommodation comprises living room, dining room and kitchen to the ground floor with the bedrooms (all being double in size) and a bathroom to the first floor. Externally there is a patio seating area and lawned garden to the rear. Offered for sale with no onward chain, viewing is recommended to appreciate the size and location.

SITUATION

The pretty rural village of Llanpumsaint offers a variety of amenities to include a public house with restaurant, primary school, hairdressers and beautician and the villagers enjoy the benefits of an active village hall. There are many lovely walks through the village and around the park. The market town of Carmarthen is approximately 7 miles away and provides secondary schooling, national retailers, bus and rail station and M4 dual carriageway connection.

HALL

Entrance door, stairs to first floor, radiator, door to:

DINING ROOM

13'9 x 11'2 (4.19m x 3.40m)
Window to front, feature fireplace, access to under stairs storage, shelving to alcove, radiator, door to kitchen, archway to:

LIVING ROOM

16'9 x 12'3 (5.11m x 3.73m)
Two windows to rear, window to side, shelving to alcove, 2 radiators.

KITCHEN

13'9 x 10'7 (4.19m x 3.23m)

Window to front, range of matching wall and base units with worktops over, stainless steel sink and drainer with mixer tap, integrated electric oven and grill, integrated 4 ring electric hob with extractor over, space for fridge/freezer, Worcester oil fired boiler, localised wall tiles, tiled flooring, external door and window to rear garden.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

14'9/11'8 x 10'9/7'9 (4.50m x 3.28m)
Windows to front and side, loft access, radiator.

BEDROOM TWO

12'4/9'2 x 8'6/6'9 (3.76m x 2.59m)
Window to rear, radiator.

BEDROOM THREE

12'4/9'2 x 8'4/6'8 (3.76m x 2.54m)
Window to rear, radiator.

BATHROOM

14'7/10'8 x 10'1/4'2 (4.45m x 3.07m)
Windows to front and side, panelled bath, shower cubicle, low level WC, wash hand basin, airing cupboard, localised wall tiles, wooden flooring, radiator.

EXTERNALLY

To the side of the property is a parking area with gated access to the rear and **DETACHED GARAGE 22'6 x 10'3** with up and over door and courtesy door to side. The rear garden is mainly laid to lawn with shrub borders, patio seating area and external **UTILITY SHED 13'3 x 6'7** with windows to front and side, low level WC, wash hand basin and plumbing for washing machine.

SERVICES

We are advised mains water, electricity and drainage are

connected to the property with oil fired central heating system.

VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail carmarthen@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisCarm or on facebook
www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

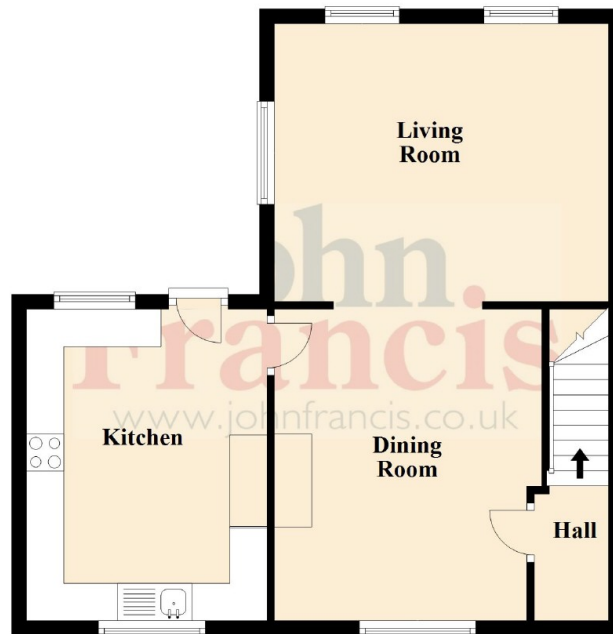
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

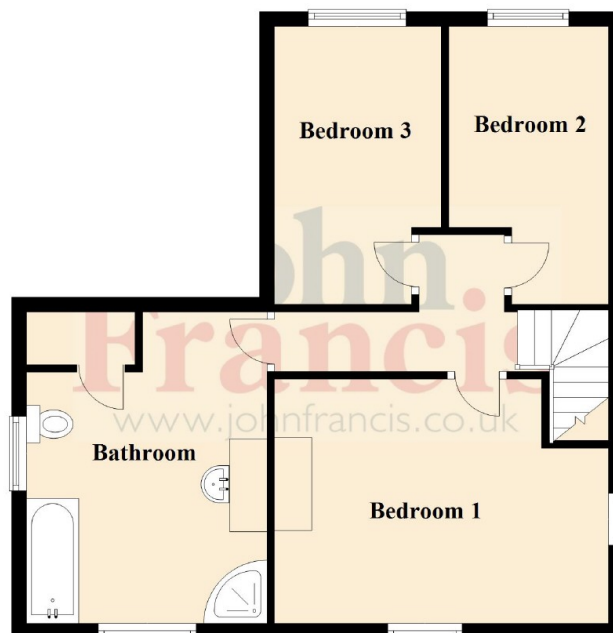
DIRECTIONS

From Carmarthen take the A484 north signposted for Cynwyl Elfed and travel through Bronwydd Road continue on to Bronwydd and take the right hand turning signposted for Gwili Railway. Continue on through lower Bronwydd, passing the public house on leaving the village and continue on for approximately 1 mile and take the left hand turning signposted for Llanpumsaint. Continue on for approximately 3 miles, enter the village of Llanpumsaint and 100 yards after the village sign, the property will be found on the left hand side as identified by our for sale board

Ground Floor



First Floor



Gwelfryn, Llanpumsaint SA33 6BP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	81
England & Wales		EU Directive 2002/91/EC

John.
Francis