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Ty Croeso, Gorrig Road, Pentrellwyn, Llandysul, Ceredigion, SA44 4LQ Offers Around £330,000 ono

A family sized (1,571 sq ft) detached 4 BED DORMER BUNGALOW in a popular village of Pentrellwyn - just 1.5 miles from the famous Teifi valley town of Llandysul. The freehold property comprises 2 LIVING ROOMS, A CONSERVATORY, 4 BEDS (3 DOUBLES AND 1 EN-SUITE) AND A MODERN KITCHEN - all benefiting from FULL LPG CENTRAL HEATING & FULL DOUBLE GLAZING. The grounds are deliberately low maintenance and offers a rear decking area, an enclosed garden area, a DOUBLE GARAGE / WORKSHOP in addition to extra off road parking for at least 4 vehicles. The county town of Carmarthen is approx 33 minutes drive to the south.

LOCATION & DIRECTIONS

Peacefully located at OS Grid Ref SN 411 425 in a set back position next to the road through the popular village of Pentrellwyn and only approx 1½ miles from the Teifi Valley Market Town of Llandysul with good local shopping centre, Primary and Secondary Schools. From CARMARTHEN proceed to LLANDYSUL. Continue up the hill on the NEWQUAY ROAD but after only 200 yards or so turn right signposted "GORRIG". Proceed into PENTRELLWYN and on entering the village the property will be seen on the right immediately adjacent to post box.

CONSTRUCTION

We understand the property was built around 1974 of timber framed construction under a pitched tiled roof to provide the following spacious and comfortable accommodation. Front entrance HALLWAY with a good quality laminate floor, upvc rear door to the decking area, staircase to the first floor and under-stairs storage cupboard.

LIVING ROOM

17'2" x 8'11" (5.245 x 2.728)



Having a laminate floor, Morso wood stove in a slated surround, bow window to the front and French doors to the rear Conservatory.

CONSERVATORY

10'11" x 9'1" (3.336 x 2.793)



Tiled floor, wall mounted heater and a hipped pitched Polycarbonate roof.

KITCHEN

12'0" x 10'10" (3.681 x 3.317)



Refitted around 2015 with a modern range of matching base and eye level units incorporating a NEFF double oven, a single drainer twin bowl sink, ample formica type worktops, a brushed aluminium extractor fan. Picture window overlooking the rear decking and garden.

DINING AREA

???? x ????? (???? x ?????)



With a laminate floor, tongue and groove panelled ceiling and upvc patio doors to the rear decking area.

SNUG

8'11" x 8'8" (2.721 x 2.663)



Laminate floor. TV point.

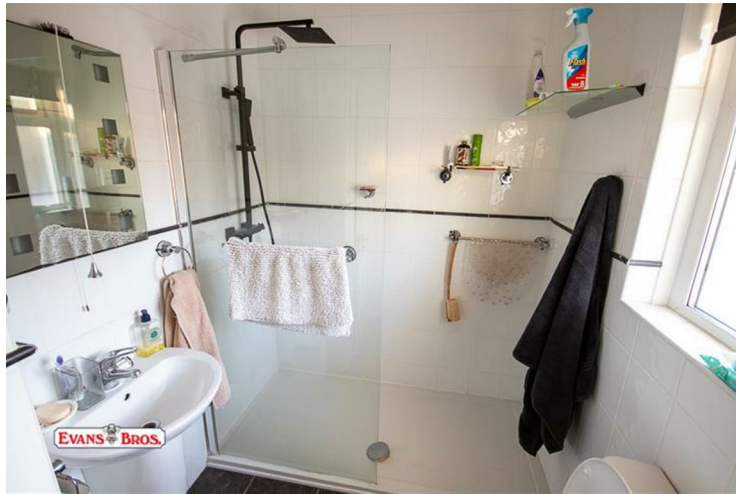
UTILITY ROOM

8'11" x 8'10" (2.726 x 2.703)

Fitted with a range of base and eye level units incorporating a stainless steel single drainer sink, plumbing for an automatic washing machine, neatly set Worcester boiler (installed in 2017) for both the central heating and domestic hot water.

DOWNSTAIRS BATHROOM

8'3" x 5'6" (2.530 x 1.690)



Fully tiled and fitted with a large walk-in shower (with a rainforest shower head) a pedestal washbasin, WC, built in storage cupboard to the side and wall mounted heated towel rail.

FIRST FLOOR

LANDING with a loft access.

MAIN DOUBLE BEDROOM 1

17'7" x 9'10" (5.370 x 3.019)



With a laminate floor and dormer window to the front and rear.

EN-SUITE SHOWER ROOM

7'1" x 6'10" (2.170 x 2.088)



Having a neatly set shower cubicle, WC and sink.

DOUBLE BEDROOM 2

20'9" x 8'11" (6.334 x 2.723)



Laminate floor, dormer windows to front and rear and a good range of fitted wardrobes.

DOUBLE BEDROOM 3

14'6" x 7'1" (4.429 x 2.162)



Dormer window to the front.

BEDROOM 4

11'1" x 6'9" (3.382 x 2.058)



Laminate floor and rear dormer window.

FAMILY BATHROOM

8'5" x 7'6" (2.584 x 2.296)



Fully tiled and fitted with a modern bath (with a shower over) washbasin and WC. Rear dormer window.

EXTERNALLY



To the front of the dwelling, there is a good sized tarmac hardstanding (with security gates) leading to the DETACHED DOUBLE GARAGE / WORKSHOP measuring approx 10.2 metres x 4.9 metres externally and having an up and over door etc. Next to the garage, there is a timber GARDEN OFFICE / BAR (not inspected). To the rear, there is a good sized DECKING AREA, a 1,140 Litre LPG tank and an enclosed gravelled GARDEN / RELAXATION AREA.

SERVICES

Mains electricity, water and drainage. Full LPG central heating. Full double glazing.

BOUNDARY PLAN

PLEASE NOTE THAT ALL BOUNDARY PLANS ARE FOR IDENTIFICATION PURPOSES ONLY.

COUNCIL TAX

We understand the property is in Council Tax band E and that the Council Tax payable for the 2022 / 2023 financial year is £2,172 which equates to approximately £181 per month before discounts.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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