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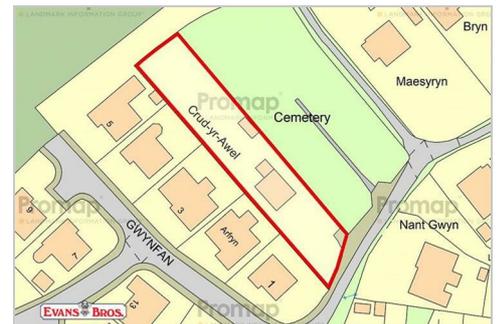
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## Crud Yr Awel, Nantycaws, Carmarthen, Carmarthenshire, SA32 8ER

**Offers Around £295,000 ono**

IN NEED OF RENOVATION. A FREEHOLD DETACHED “WOOLAWAY” BUNGALOW set on a GENEROUS 0.346 ACRE PLOT with OBVIOUS DEVELOPMENT POTENTIAL (S.T. CONSENTS) and conveniently located just 3.5 MILES (approx. 8 minutes’ drive) FROM THE COUNTY TOWN OF CARMARTHEN. The property currently comprises 2 LIVING ROOMS, 3 BEDROOMS and benefits from OIL CENTRAL HEATING together with a DETACHED PREFABRICATED SINGLE GARAGE. The bungalow is in NEED OF COMPLETE RENOVATION / MODERNISATION but offers excellent scope for improvement or possible redevelopment subject to the necessary planning consents. The large plot measures approx 290' x 50' and offers an increasingly rare opportunity for builders, developers or purchasers looking for a project in a convenient location close to Carmarthen and its excellent range of amenities. EMPTY PROPERTY – NO ONWARD CHAIN.

## LOCATION & DIRECTIONS

What3Words Location ///horseshoe.retaliat.inclines In a very pleasant rural setting at Nantycaws and about 3.5 miles from he county town of Carmarthen and just approx 500 hundred yards off the A48 dual carriageway for Cross Hands (7 miles) for the M4 connection at Pont Abraham to Swansea and South Wales. From Carmarthen town centre proceed over the old river bridge and turn left then straight over the next roundabout into Llangunnor Road. Continue on up past the Police Headquarters for about 2 miles into NANTYCAWS and at the top of NANTYCAWS Hill, turn left. Proceed along this lane for about 50 yards and the entrance to Crud Yr Awel will be seen on the left immediately before the cemetary.

## CONSTRUCTION

We understand the bungalow is built of prefabricated construction under a pitched concrete interlocking tiled roof, to provide the following accommodation. Front entrance HALLWAY "L" shaped with a double airing cupboard to one side. and large access to the insulated loft.

## LIVING ROOM

15'11" x 13'5" (4.86 x 4.09)



With a laminate floor and a feature electric powered reproduction woodstove in a wooden surround and dual aspect windows to side and rear.

## KITCHEN

10'2" x 8'10" (3.10 x 2.70)



Having a red quarry tiled floor and fitted with a range of matching base and eye level units, with a single drainer stainless steel sink, ample formica type work surfaces, a 4-ring ceramic hob, a Hotpoint electric oven, plumbing for an automatic washing machine, side door and dual aspect windows.

## DINING ROOM / LOUNGE

13'2" x 8'9" (4.02 x 2.68)



Laminate floor and an oil fired Rayburn with a back boiler for both the central heating and domestic hot water.

### FRONT DOUBLE BEDROOM 1

13'6" x 10'8" (4.13 x 3.27)



With a large picture window to the front.

### FRONT DOUBLE BEDROOM 2

11'1" x 8'8" (3.40 x 2.66)



Having dual aspect windows

### SIDE BEDROOM 3

10'0" x 8'5" (3.05 x 2.57)



### BATHROOM

6'4" x 5'4" (1.94 x 1.63)



Part tiled with a white 3 piece bathroom suite comprising a paneled bath, pedestal washbasin and a WC. Airing cupboard to one side.

### EXTERNALLY



The whole site extends to approx 0.346 acres as marked on the boundary plan and photographs. To the front of the bungalow there is an approx 75' long lawn with a tarmac drive leading past the bungalow to the SINGLE GARAGE. To the rear there is an approx 150' long rectangular rectangular shaped level lawn.

### SERVICES

Mains electricity, water. Private drainage. Full oil fired central heating.

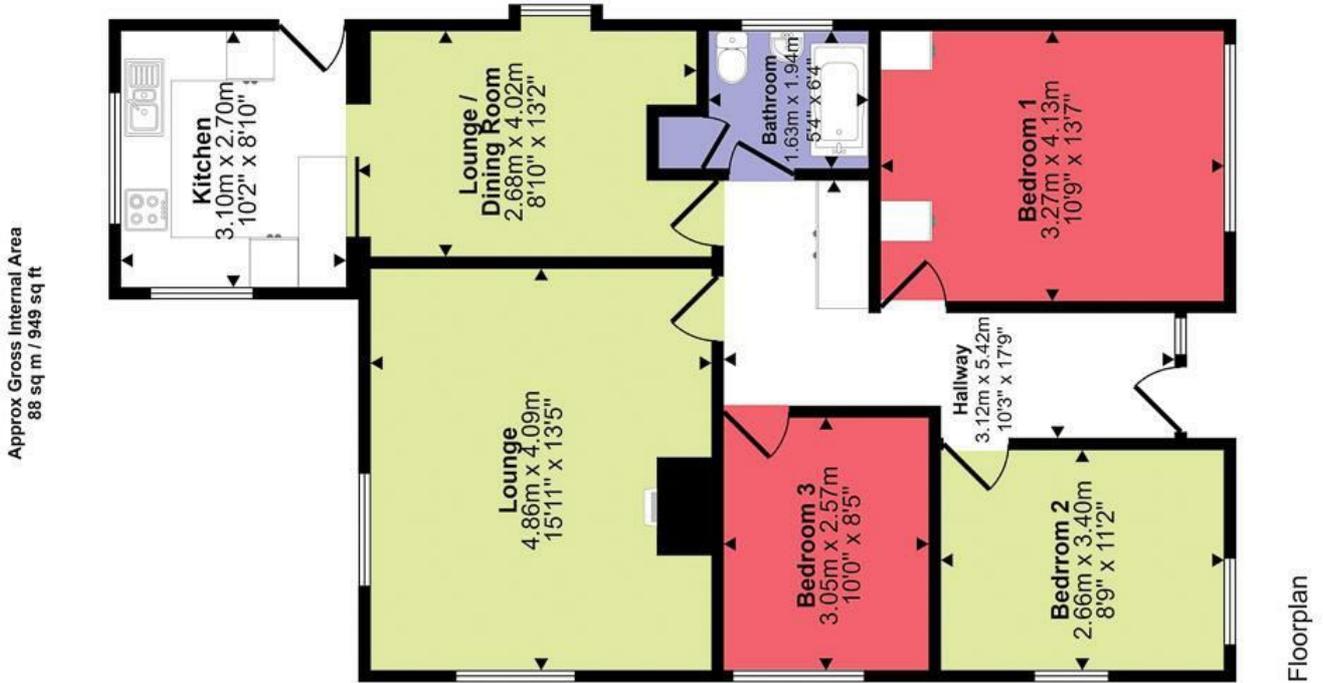
## BOUNDARY PLAN



PLEASE NOTE THAT ANY PLANS & PHOTOGRAPHS ARE FOR IDENTIFICATION PURPOSES ONLY.

### COUNCIL TAX

We understand that the property is in Band E and the Council Tax payable for the 2025 / 2026 Financial Year is £2,728 which equates to approx £227 a month.



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



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