

NEW
INSTRUCTION



Penllwyngroes Isaf, Cynwyl Elfed, Carmarthen SA33 6SP

Offers in the region of £170,000

3/4 Bedroom Semi Detached Property
2 Reception Rooms, Garage And Parking
Rural Location with Views
Double Glazing, Oil Central Heating
No Onward Chain

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CR/WJ/80326/220221

DESCRIPTION

Situated on the outskirts of the rural village of Cynwyl Elfed is this 3/4 bedroom semi detached property with driveway parking and garage. With double glazing and oil fired central heating the accommodation comprises living room, sitting room, kitchen, shower room and family room/downstairs bedroom to the ground floor with 3 further bedrooms to the first floor. To the rear there is a patio seating area and garden overlooking fields behind. Offered for sale with no onward chain, viewing is recommended to appreciate the size and location.

Cynwyl Elfed village offers primary schooling and village shop, conveniently located for Newcastle Emlyn, Llandysul and the County and market town of Carmarthen

LIVING ROOM

13'2 x 12'9 (4.01m x 3.89m)
Entrance door, double glazed window to front and rear, feature stone fireplace, stairs to first floor, under stairs storage, radiator, double doors to;

SITTING ROOM

13'2/7'4 x 9'3 (4.01m x 2.82m)
Double glazed window to front, fireplace with wood burner, radiator, opening to;

KITCHEN

12'9 x 9'8 (3.89m x 2.95m)
Two double glazed windows to side, fitted with a range of base units with worktop over and wall units, 1½ bowl stainless steel sink, drainer and mixer tap, Leisure electric range cooker with double oven, grill and 5 ring hob with an extractor over, space and plumbing for washing machine, tiled floor, doors to;

INNER HALL

Loft access, tiled floor, door to;

SHOWER ROOM

9'2 x 6'3 (2.79m x 1.91m)
Double glazed window to side, shower cubicle, low level WC, wash hand basin, chrome heated towel rail, localised wall tiles, tiled floor.

DOWNSTAIRS BEDROOM/ FAMILY ROOM

15'7/11'1 (4.75m)
Double glazed patio doors and 2 windows to side garden, wooden flooring, 2 radiator

REAR PORCH

11'2 x 6'4 (3.40m x 1.93m)

External door to side garden, double glazed window to rear, tiled floor, radiator.

FIRST FLOOR LANDING

Loft access, wooden flooring, doors to;

BEDROOM 1

13'6 x 8'7 (4.11m x 2.62m)
Double glazed window to front, radiator, wooden flooring.

BEDROOM 2

13'6/8'4 x 9'8/7'8 (4.11m x 2.95m)
Double glazed window to front, fitted airing cupboard housing hot water tank, wooden flooring, radiator.

BEDROOM 3

7'2 x 4'9 (2.18m x 1.45m)
Double glazed window to front, radiator, wooden flooring.

EXTERNALLY

Driveway parking to side leading to the **GARAGE**. Enclosed low maintenance garden to the front. The rear garden with paved patio area and steps leading to further garden overlooking fields beyond.

SERVICES

We are advised that mains water, electricity and drainage are connected to the property. Oil fired central heating system.

PLEASE NOTE

The adjoining land owner has access to the adjoining field over part of the driveway.

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

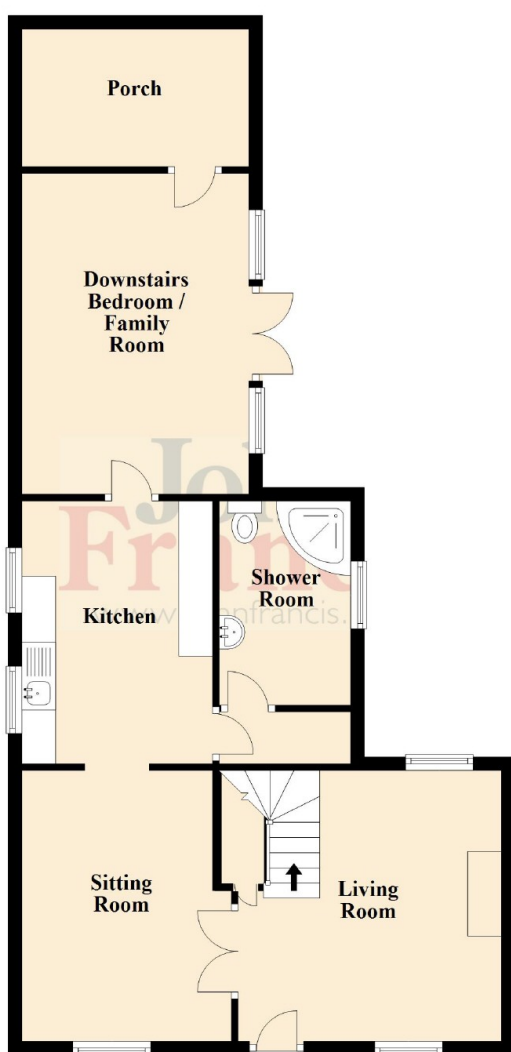
GENERAL NOTE

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.

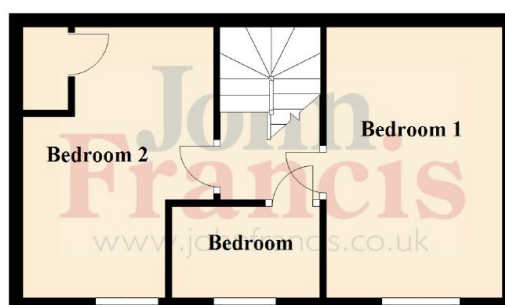
DIRECTIONS

From Carmarthen take the A484 north signposted Bronwydd and travel on this road through the villages of Bronwydd and Cwmdwyfran and onto Cynwyl Elfed. In the village pass the public house and shop on the right hand side and at the sharp bend turn left, going straight on onto the B433 signposted for Hermon / Newcastle Emlyn. Continue on this road for approximately a mile and the property will be located on the left hand side.

Ground Floor



First Floor



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**John.
Francis**