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- INDIVIDUALLY BUILT MODERN DETACHED BUNGALOW.
- 3 BEDROOMS. 2 WC's. OIL C/H.
- PVCu DOUBLE GLAZED WINDOWS.
- UTILITY ROOM. NO FORWARD CHAIN.
- RURAL VILLAGE AMIDST THE COUNTRYSIDE.
- FITTED KITCHEN/DINING ROOM.
- CLOSE TO PRIMARY SCHOOL AND PUBLIC HOUSE.
- 7 MILES SOUTH OF NEWCASTLE EMLYN.

**Trewen
Trelech
Carmarthen SA33 6RU**

**£270,000 OIRO
FREEHOLD**

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Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

A well presented modern individual traditionally built (1980/82) 'L' shaped **3 BEDROOMED DETACHED BUNGALOW RESIDENCE** occupying **level landscaped gardens** that has been **modernised and updated since 2020** situated towards the periphery of the rural village community of Trelech that offers a Primary School and Public House and which in turn is located on the **B4299 road some 6.5 miles north of the village of Meidrim, is within 10 miles of the A40 trunk road and town of St. Clears** and is located some **15 miles north west** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. The Teifi Valley town of **Newcastle Emlyn** that offers a good range of local amenities being approximately **7 miles distant**. The property being ideally located to access the **Pembrokeshire Coast National Park and Preseli Mountains**.

NO FORWARD CHAIN. OIL C/H with thermostatically controlled radiators.

8' 3" (2.51m) CEILING HEIGHTS. TEXTURED AND COVED CEILINGS.

LIGHT OAK BOARDED EFFECT/GLAZED INTERNAL DOORS. PLASTIC FASCIA AND SOFFIT.

PVCu DOUBLE GLAZED WINDOWS. THE FITTED CARPETS ARE INCLUDED.

SCOPE TO CONVERT THE INTEGRAL GARAGE TO ADDITIONAL LIVING ACCOMMODATION/GRANNY ANNEXE - SUBJECT TO THE NECESSARY CONSENTS BEING OBTAINED.

APPLICANTS MAY BE INTERESTED TO NOTE THAT SINCE 2020 NEW KITCHEN AND BATHROOM FITMENTS HAVE BEEN PROVIDED TOGETHER WITH A NEW OIL TANK AND NEW INTERNAL DOORS TOGETHER WITH FLOORING TO THE KITCHEN ETC.



RECESSED ENTRANCE PORCH with PVCu sliding double glazed entrance door. Ceramic tiled floor. Double glazed hardwood entrance door and side screen to

RECEPTION HALL 9' 5" x 5' 11" (2.87m x 1.80m) with telephone point. 1 Power point. Radiator. Glazed door to the Kitchen.

LOUNGE 18' 7" x 12' 10" (5.66m x 3.91m) with radiator. PVCu double glazed picture window to fore. Feature marble fireplace incorporating a coal effect L.P. gas fire. 2 Wall light fittings. 8 Power points. TV point.

FITTED KITCHEN/DINING ROOM 24' 9" x 10' 10" (7.54m x 3.30m) with boarded effect flooring. Double aspect. 2 PVCu double glazed windows - one with a view. Radiator. TV point. Mains heat alarm. Recessed downlighting to the Kitchen area. 8 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a ceramic hob, canopied cooker hood, electric oven, microwave oven, 'Franke' 1.5 bowl sink unit, pan drawers, 2 corner larder cupboards, corner cupboards, integrated fridge all with soft close doors/drawers and polished granite worksurfaces. Glazed doors to the front and rear halls.

BUILT-IN AIRING/LINEN CUPBOARD with double doors. Slatted shelving. Hot water cylinder.

REAR HALL with ceramic tiled floor. Mains smoke alarm. PVCu part opaque double glazed entrance door and side screen to outside.

RECESSED SIDE ENTRANCE PORCH with tiled floor.

SEPARATE WC with ceramic tiled floor. PVCu opaque double glazed window. Radiator. WC in white.

UTILITY ROOM 10' 1" x 8' 7" (3.07m x 2.61m) overall slightly 'L' shaped with ceramic tiled floor. Plumbing for washing machine. 'Grant' oil fired central heating boiler. C/h timer control. PVCu opaque double glazed window overlooking the rear garden. Part tiled walls. Base kitchen units incorporating a sink unit. 4 Power points. Access to loft space. Mains carbon monoxide alarm. Fire door to the integral garage.

INNER HALL 9' 10" x 5' 10" (2.99m x 1.78m) with mains smoke alarm. C/h thermostat control.

BUILT-IN CLOAKS/STORE CUPBOARD OFF with double door. Radiator.

FRONT BEDROOM 1 9' 10" x 8' 8" (2.99m x 2.64m) with radiator. PVCu double glazed window. 2 Power points.

FRONT BEDROOM 2 11' 10" x 11' 5" (3.60m x 3.48m) with radiator. PVCu double glazed window. 3 Power points.

REAR BEDROOM 3 11' 10" x 11' 5" (3.60m x 3.48m) with telephone point. 3 Power points. Radiator. PVCu double glazed window. Wall light.

SHOWER ROOM 9' 9" x 6' 2" (2.97m x 1.88m) ext. 8' 7"



(2.62m) with fully tiled walls. Tiled floor. PVCu opaque double glazed window. Chrome towel warmer ladder radiator. Recessed downlighting. Fitted wall mirror with vanity lighting. 2 Piece suite in white comprising WC and wash hand basin with fitted storage drawers beneath. **5' 2" (1.57m) wide shower enclosure** with dual head plumbed-in shower over.

EXTERNALLY

The bungalow occupies **level** landscaped gardens that incorporate a pillared tarmacadamed entrance drive that leads to the front and side of the bungalow and which provides ample private car parking/turning. Walled lawned front garden with decorative stoned areas and ornamental shrubs. To the other side is a 21' (6.4m) wide concreted/paved/decoratively stoned garden. Rear walled decoratively stoned garden with paved pathways and circular paved patio. Drying area. **OIL STORAGE TANK. OUTSIDE LIGHT and WATER TAP.**

INTEGRAL GARAGE 17' 2" x 11' 10" (5.23m x 3.60m) with **electronically operated garage roller door.** PVCu double glazed window. Ledge and brace boarded door to the rear garden. Wall unit. Electricity consumer unit - installed 2021. 1 Power point.







DIRECTIONS: - From **Carmarthen** take the **A40 dual carriageway west towards St. Clears** and having **past** the 'Cattle Market' and 'Nantyci Showground' **turn right across** the **dual carriageway** for '**Meidrim/Bancyfelin/Derllys Court Golf Club**' - **signposted**. Continue around the left hand bend **past** the turning for 'Derllys Court Golf Club' and **turn next right** for '**Meidrim**' (**signposted B4298**) **opposite** 'Cana Chapel'. **Upon entering Meidrim** travel **past** the Primary School and right hand turning for 'Pandy' ('Drefach Road') **continuing into the centre of the village** past the recreational ground and over the **stone parapet walled river bridge** and **turn next right** onto the **B4299 Trelech/Newcastle Emlyn Road** - **signposted**. Follow this road all the way to Trelech and in the **centre of Trelech** **bear right** (signposted Newcastle Emlyn 7 miles). **Continue up the road past** the entrance to '**Hafodwenog**' **Primary School and the 'Tafarn Beca' Public House** and travel a short distance **past** the left hand turning for 'Caerwenog' and the property will be found a little further along on the **right hand side** adjacent to and **just after** the right hand turning for '**Maes Cawnen**'.

ENERGY EFFICIENCY RATING: - E (43).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0379-2802-7654-2090-0835.

SERVICES: - Mains electricity, water and drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND E 2024/25 = £2,364.79p. **Oral enquiry only.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

Details amended – 05.07.24, 14.11.24, 14.04.25, 12.5.25

VIEWING

03.12.2023 - REF: 6722

Strictly by appointment with Gerald R Vaughan Estate Agents