

Ty Cornel, Meidrim, Carmarthenshire SA33 5QQ

**Offers In Region of £199,950 Freehold**

**FOR SALE | AR WERTH**



## Description

Swift Property Services are pleased to offer Ty Cornel on the market for sale. This 4 bedroom detached house, built circa 1965, is situated in the village of Meidrim, Carmarthenshire. Quiet, countryside village situated approximately eight miles west of the county town Carmarthen. The accommodation is set over two floors. Internally comprised of entrance hall, kitchen, two reception rooms and cloakroom with WC on the ground floor. The first floor is comprised of four bedrooms and a bathroom with shower. Space for parking to the fore and option of further parking to the rear with an enclosed, mainly lawned rear gardens. Garage with power lighting. LG Therma V Air source heat pump which serves the domestic central heating and hot water. (Installed approximately 2020/2021).. Council tax band "D". EPC D / 61. Double glazed throughout. Freehold. Chain free. EPC - D / 68. Please see our virtual tour to fully appreciate all that this fantastic property has to offer. To arrange a viewing, please contact Swift Property Services on 01267231394 / [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk)





## Rooms & Descriptions

Location: Meidrim is a countryside village, situated approximately eight miles from the county town Carmarthen. Carmarthen offers a good range of amenities including shops, supermarkets, primary / secondary schools and transport links including bus / train station.

### Ground Floor:

Entrance Hall: uPVC door to the side. Stairs to first floor landing. Door to dining room.

Dining Room: 2.93m ( 9'8") x 4.84m ( 15'11") Doors to hall, kitchen and living room. uPVC double glazed window to fore. Radiator. Wood effect flooring.

Living Room: 2.89m ( 9'6") x 4.84m ( 15'11") Door to dining room. uPVC double glazed window to fore. Wood effect flooring. Radiator.

Kitchen: 5.27m ( 17'4") x 2.18m ( 7'2") uPVC door to garden. Two uPVC windows to the rear elevation and one to the side. Internal doors to garden and utility room. Opening to pantry. Range of base and wall units. Breakfast bar. Electric oven. Stainless 1.5 sink and drainer with mixer tap. Extractor hood and stainless splash back. Tiled flooring. Part tiled walls. Vertical radiator. Plumbing for a dishwasher.

Utility: 1.67m ( 5'6") x 1.03m ( 3'5") Doors to WC and kitchen. Plumbing for a washing machine. Worktop with space for tumble drier. Tiled floor.

WC: 1.67m ( 5'6") x 1.03m ( 3'5") Door to utility. WC. Oval sink with tiled splash back. Tiled floor. Extractor.

### First Floor:

Landing: Stairs down to ground floor. Doors to bedrooms 1, 2, 3, 4 & bathroom. Carpet floor. Radiator. uPVC double glazed window to side elevation.

Bedroom 1: 3.61m ( 11'11") x 3.92m ( 12'11") Door to landing. Two uPVC double glazed windows to the fore. Radiator. Built in wardrobe. Carpeted floor.

Bedroom 2: 2.80m ( 9'3") x 3.05m ( 10'1") Door to landing. uPVC double glazed window to the fore. Radiator. Carpeted floor.

Bedroom 3: 3.48m ( 11'6") x 2.24m ( 7'5") Door to landing. uPVC double glazed window to rear. Radiator. Carpeted floor.

Bedroom 4: 3.52m ( 11'7") x 2.19m ( 7'3") Door to landing. uPVC double glazed window to rear elevation. Radiator. Carpeted floor.

Bathroom: 3.02m ( 9'11") x 1.94m ( 6'5") Door to landing. Airing cupboard housing hot water tank. Three piece bathroom suite. Bath with electric shower over. Coupled WC with push button flush. Wash basin. Frosted uPVC double glazed window. Vertical radiator. Access to loft space. Wood effect flooring. Part tiled walls.

Externally: Parking for one vehicle to the fore. Garage with power lighting. Enclosed, mainly lawned rear garden divided into two areas. Gated entrance providing option of further parking. LG Therma V Air source heat pump.

Services: LG Therma V Air Source heat pump (central heating). Mains water / sewerage. EICR (electrical certificate) carried out January 2021 (satisfactory). Certificate available on request. Mains interlinked smoke detectors.

Council Tax / Local Authority: Band "D". Carmarthenshire County Council.

Tenure: Freehold.

EPC: D - 61

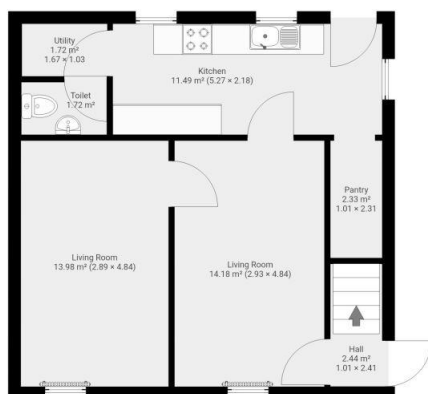
Construction: Cavity Wall Construction.

### Further Details:

<https://sprift.com/dashboard/property-report/ty-cornel-carmarthen-sa33-5qq/3834240>

Viewings / Enquiries: Please contact Swift Property Services on 01267231394 / [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk) for any enquiries or viewing requests.

## Floor Plan



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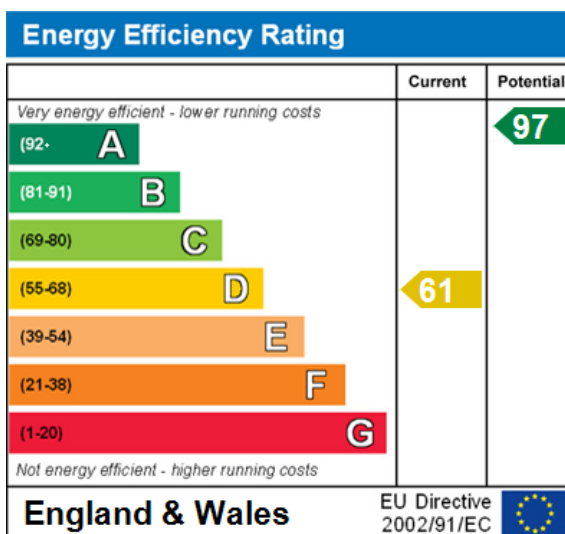


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## Property Features

- Garage
- Off road parking
- 2 Reception
- Gardens
- Chain Free
- 4 Bedroom

## EPC Certificate



PLEASE NOTE -These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Property Services and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Relocations Ltd - Company reg: 7283983