

Llwyn Lodge, St Clears, Carmarthenshire SA33 4NA

Private Treaty £180,000 Freehold

FOR SALE | AR WERTH



Description

Swift Property Services are pleased to offer Llwyn Lodge on the market for sale. Llwyn Lodge is a three bedroom detached, split level bungalow of timber frame construction, built in the 1960's . The property is conveniently situated next to the A40, approximately one mile from St Clears and its range of amenities including shops, supermarkets, school and more. The ancient township of Laugharne and the beautiful coastline is approximately five miles away, with the county town of Carmarthen approximately nine miles to the east. The property boasts fantastic views to the rear, overlooking the Carmarthenshire countryside. The specification, briefly comprises of a living room, kitchen, three bedrooms, family bathroom, en suite shower room with wc and study/storage area on the ground floor. The lower level comprises of three rooms which are currently utilised as storage and a utility. These could potentially converted to further living space (subject to the relevant planning). Externally there is ample off road parking, Front garden, large rear lawned garden and shed with power/lighting. The property is heated via an Oil central heating system. There is secondary heating in the form of an open fire. Council tax band "D". Please see our virtual tour for a closer look at what this property has to offer. To arrange a viewing, please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk



Rooms & Descriptions

Location: The property can be found alongside the A40 (heading East), opposite The forge petrol station. Approximately one mile east of St Clears and eight miles from the county town Carmarthen.

Ground Floor:

Living Room: 7.67m (25'2") x 3.89m (12'10") Access to fore, via a uPVC double glazed door to living room. Wood effect, laminate flooring. uPVC double glazed window to fore. Brick fire place, surround and open fire. Skimmed, coved ceilings. Radiator. Smoke/ CO detector. Doors to kitchen, rear hall and study.

Kitchen: 4.12m (13'7") x 3.15m (10'5") Doors to side porch and living room. uPVC double glazed window to rear. Range of base and wall units. Breakfast bar and under counter storage. Part tiled walls. Wood effect Lino flooring. Skimmed ceilings. Coving. Cupboard. Built in space for free standing fridge freezer. Radiator.

Rear hall: Doors to bedrooms 1,2 & 3 and family bathroom. Wood effect flooring. Access to loft space. Airing cupboard. Coving.

Bedroom 1: 2.35m (7'9") x 3.48m (11'6") Doors to rear hall and En Suite. Windows to rear and side elevations. Radiator. Wood effect flooring.

En Suite: 1.71m (5'8") x 1.83m (6'1") Door to bedroom 1. Shower cubicle. WC. Wash hand basin. Towel radiator. Panelled walls. Tile effect cushion flooring.

Bedroom 2: 3.57m (11'9") x 3.96m (13'0") Door to rear hall. Double glazed window to fore. Radiator. Wood effect, cushion flooring.

Bedroom 3: 2.45m (8'1") x 2.86m (9'5") Door to hall. Double glazed window to fore. Wood effect cushion flooring. Radiator. Fitted wardrobe. Coved ceilings.

Study / office: 2.91m (9'7") x 2.40m (7'11") Door to living room. Stairs down to lower level. Dividing wall. Wood effect flooring. Window to rear.

Lower Level:

Lower level room 1: 2.91m (9'7") x 2.86m (9'5") Stairs to first floor. uPVC double glazed door opening to rear garden. Window to rear elevation. Doors to two further rooms on the lower level. Wood effect cushion flooring. Power and lighting.

Lower level room 2 (utility): 5.52m (18'2") x 2.80m (9'3") uPVC double glazed door to side elevation. Window to rear. Stainless steel sink and drainer. Worktop and unit. Oil fired Worcestor combi boiler.

Lower level room 3: 3.88m (12'9") x 2.76m (9'1") uPVC double glazed door opening to side driveway. Door to middle Lower level room.

Externally: To the fore. Enclosed, south facing garden offering privacy. To the side, driveway offering parking for multiple vehicles and a small side area with access to side porch. Dog cages, have been utilised by the current owner. Stair case going down to the rear garden on the lower level. Rear garden - Detached shed with power and lighting. Large lawned garden and gravel areas with unrestricted, scenic views. Detached traditionally built shed 3.06m x 2.61m with power / lighting and window. Caged, concrete area, currently housing the vendors dogs. Door to lower level of house.

Services: Oil central heating, electricity, water and sewerage. High speed broadband coverage area.

Council Tax: Band "D". Local authority Carmarthenshire County Council.

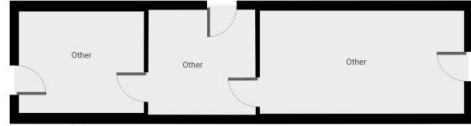
Viewings / Enquiries: Please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk for any enquiries or viewing requests

Further comments: Please note: A part of the rear hall floor that connects with the living room is slightly uneven. We have been advised by the vendor that they have had the floor inspected/surveyed back in 2019 with no remedial works required. It would be the buyers responsibility to undertake their own enquiries. We have been advised by the vendor that the external staircase to the side of the property leading down to the garden should not be used and is in need of work to ensure it is safe. The garden can be accessed via the driveway on the other side and the house.

Floor Plan



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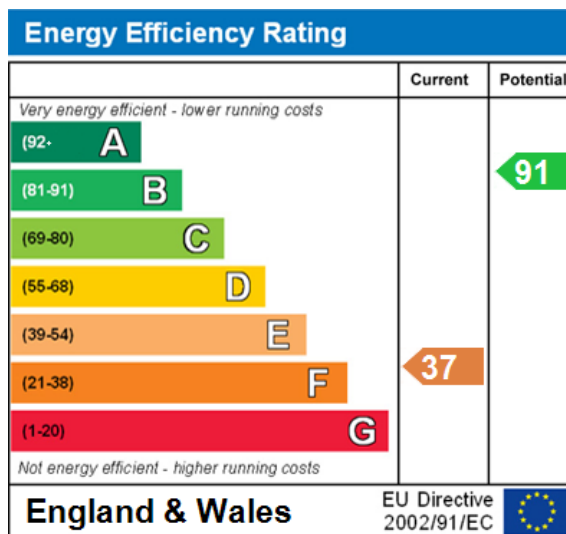


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Property Features

- Off road parking
- Close to local amenities
- scenic views
- Gardens
- 3 Bedroom
- Open Fire
- Oil CH

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