Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Llanboidy Road
Meidrim
Carmarthen
Carmarthenshire

Offers In Region Of £182,500











- Nicely Positioned 2 Bed Semi Detached House
- Quiet Peaceful Rural Spot & Lovely Views
- Adjoining Quiet Country Lane & Easily Accessible
- Requires Total Modernisation Works
- Great Potential On Offer & Space To Extend (STC)
- Hall, 2 Rec Rooms, Kitchen, 2 Beds & Bathroom
- Large Plot With Mature Gardens To Relax & Enjoy
- Car Parking Driveway For 2/3 Cars
- Useful Store/Potting Sheds & Patio Area
- Easy Travelling Distance To Pembs Coastline

Ref: PRC11438

0

Viewing Instructions: Strictly By Appointment Only

General Description

A delightfully positioned semi detached 2 bedroom house located within beautiful rural surroundings with lovely views across open countryside. The property does require modernisation works offering great potential to extend (STC) which would then provide a lovely family home. There is a generous sized plot with car parking driveway and mature landscaped gardens to relax and enjoy, with potting/store sheds. The village of Meidrim is 1.5 miles away with the town of Carmarthen some 10 miles away.

Accommodation

Entrance Hall (15' 05" x 6' 05") or (4.70m x 1.96m)

Stairs to first floor, radiator, doors to:

Living Room (14' 03" x 11' 06") or (4.34m x 3.51m)

Tiled fireplace, radiator, window to rear.

Dining Room/ Sitting Room (15' 0" x 12' 0") or (4.57m x 3.66m)

Oil fired Rayburn in tiled recess which runs the heating and hot water system, double aspect windows, door to:

Kitchenette (8' 07" x 8' 02") or (2.62m x 2.49m)

Fitted base cupboards with sink unit, cooker and fridge space, rear exterior door.

First Floor Landing

Radiator, doors to:

Bedroom 1 (15' 01" x 12' 00") or (4.60m x 3.66m)

Double aspect windows with lovely views to rear.

Bedroom 2 (11' 10" x 11' 06") or (3.61m x 3.51m)

Window to rear with lovely views, radiator, built in wardrobes.

Bathroom (6' 06" x 6' 05") or (1.98m x 1.96m)

Three piece suite comprising bath, wash basin and WC, radiator.

Outside

The property benefits from a generous size plot with tarmac driveway providing parking for 2/3 cars. Mature gardens to side laid to lawn areas with shrub borders and well stocked flower beds, mature hedging to front with apple tree. Static caravan ideal for storage purposes with green house, ex railway garage, and useful garden/potting sheds with outside WC. Patio area to rear to relax and enjoy the lovely views.

Please Note

We would like to inform potential viewers that there are a range of farm buildings located nearby the property.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Standard broadband is available in the vicinity, please check with your network provider for further information.

Services

Mains electricity, mains water, private drainage supply -shared cesspit on adjacent land.

EPC Rating:28

Tenure

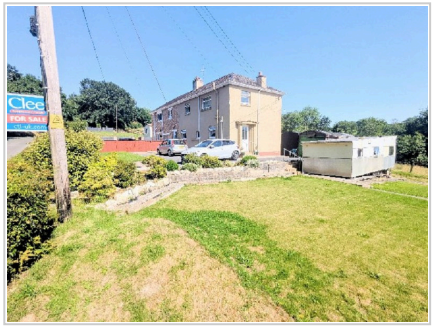
We are informed that the tenure is Freehold

Council Tax

Band C

Directions

From Carmarthen take the main A40 Carriageway towards St Clears and continue on passing the show ground on your left and take the next right turning over the carriageway (signpotsed Bancyfelin). Carry on a short distance and take an immediate right turning alongside the grave yard (signposted Meidrim). Continue along on this lane for some 5 miles until arriving at the village of Meidrim, proceed over the small bridge and bear right up the hill. Continue up for approx. 1.3 miles and the property will be found further along on the left.









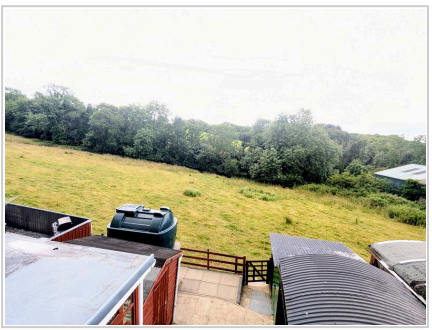




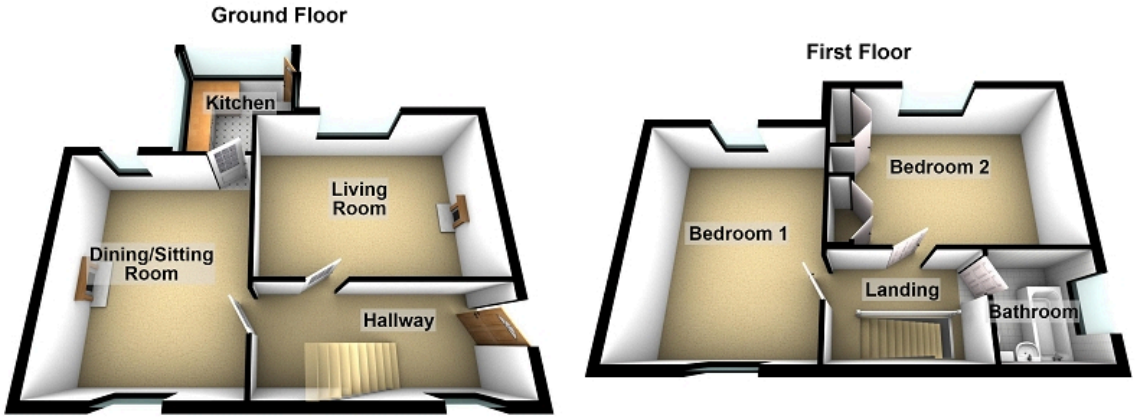






Llangarthglinring




Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.