



The Smallholding Centre

10 High Street ☎ 01239 621 303

Cardigan

SA43 1HJ

✉ info@thesmallholdingcentre.co.uk

3 Bed Semi-Detached

£189,950



Brogeler , Llangeler, Llandysul, SA44 5EX

A nicely presented 3 bed semi detached house situated in the little village of Llangeler, itself just a 5/10 minute drive into the bustling market town of Newcastle Emlyn. In the house there is a porch, entrance hallway, lounge, kitchen/breakfast room, utility, cloakroom, dining room leading into a lovely conservatory, on the first floor there are 3 bedrooms and a family bathroom. Outside there is off street parking with front garden areas together with a good sized lawned garden to the rear overlooking fields. This is a lovely home situated in a convenient position on a main bus route into either Carmarthen or Newcastle Emlyn Towns.

Key Features

Nicely Presented 3 Bed Semi Detached

Good Sized Lawned Gardens

Backing Onto Open Farmland To Rear

Positioned On A Main Bus Route

Lovely Conservatory

Off Street Parking To Front

Short Drive Into Town

Energy Rating : D

Ground Floor

Accommodation - Entrance via UPVC double-glazed door into:

Porch - With double-glazed windows to front and side, radiator, timber glazed door into:

Hallway - With stairs to first floor, radiator, door off to:

Lounge - 13' 8" x 11' 0" (4.2m x 3.36m) Into alcove. With UPVC glazed window to front, decorative alcoves, radiator, coving to ceiling.

Kitchen - 11' 1" x 10' 11" (3.4m x 3.33m) With UPVC glazed window to rear, an attractive range of wall and base units, radiator, tiled splash backs, 1.5 sink/drain unit, tiled flooring, electric cooker with hood, built in dishwasher and fridge, door out to rear, walk-through archway to:

Dining Rom - 8' 0" x 10' 11" (2.46m x 3.34m) With UPVC double-glazed French doors to conservatory, two decorative alcoves, radiator.

Conservatory - 9' 9" x 12' 1" (2.98m x 3.7m) A very attractive conservatory with polycarbonate roof, tiled flooring, UPVC double-glazed panels around, radiator, French doors out to rear gardens.

Cloakroom - With low level WC, wash hand basin, radiator, extractor fan.

Utility - With oil fired combi boiler, radiator, tiled flooring, space and plumbing for washing machine, space for tumble dryer and freezer.

First Floor

First Floor - Accessed via staircase in hallway and giving access to:

Bathroom - With obscured UPVC window to rear, low level WC, pedestal wash hand basin, panelled bath, shower cubicle with "Mira" shower fitted, radiator, concealed spot lighting.

Bedroom 1 - 11' 0" x 11' 0" (3.36m x 3.37m) With UPVC window to rear with nice views of countryside to the rear, radiator.

Bedroom 2 - 11' 0" x 11' 5" (3.36m x 3.5m) With UPVC glazed window to front with views across the road of open countryside, radiator.

Bedroom 3 - 8' 3" x 7' 9" (2.53m x 2.38m) into alcove. With UPVC window to front, again with views across the road of open countryside, radiator.

Exterior

Externally - The property is approached from the council road via a gravelled off-street parking area to the front of property with gravelled area to side. To rear is a good sized lawned area backing on to fields, timber shed used for storage and a patio area next to the conservatory.

General Information - Viewings: Strictly by appointment via the agents, The Smallholding Centre or our sister company, Houses For Sale in Wales.

Tenure: Freehold



Rear Gardens



Front Porch



Hallway



Lounge

Services: Mains electricity, mains water, mains drainage, oil-fired central heating (combi boiler).

Council Tax: Band C, Carmarthenshire County Council

Directions - From Newcastle Emlyn, take the A484 towards Carmarthen, pass the turning for Henllan and continue straight on into the village of Llangeler. Just past the sign for Llangeler, there are 3 blocks of semi's on the left. No. 5 Brogeler is the second property on the left-hand side.



Lounge - Another View



Kitchen



Kitchen - Another View



Kitchen - Another View

Energy Efficiency Rating

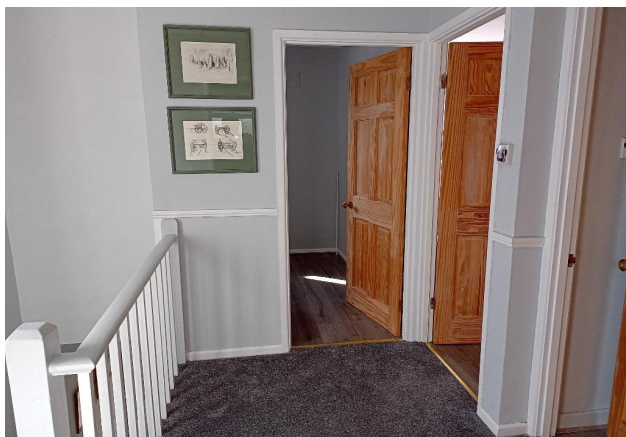
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



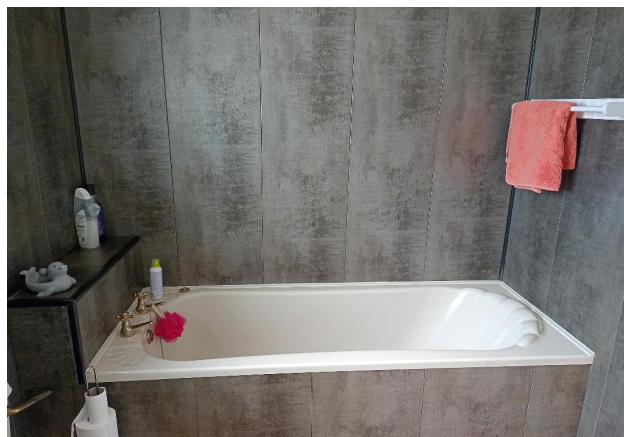
Dining Room



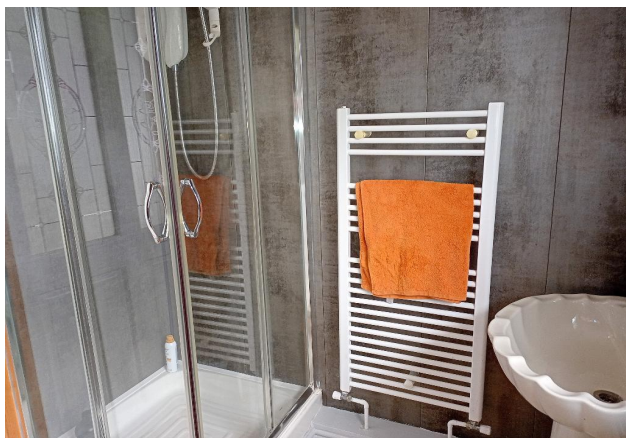
Conservatory



First Floor Landing



Bathroom



Bathroom - Another View



Bedroom 1



View from Bedroom 1



Bedroom 2



Bedroom 2 - Another View



View from Bedroom 2



Bedroom 3