



Manorafon, Login - SA34 0TH

Offers in Region of £249,950

jimorris.com

Manorafon

Login, Whitland

A good size semi-detached house with 3/4 bedrooms and large living space, situated in the small quiet village of Login in West Carmarthenshire. The property offers a large amount of outdoor space, having a generous mature back garden, ample off road parking and opposite it has a small grazing paddock, ideal for keeping some chickens or growing vegetables etc. Internally the size and space is truly excellent, having an additional side section which has been used as a fourth bedroom or another living space, but could suit someone with a teenager or elderly relative wanting their own part of the house to live. The property would benefit from some modernising, but has a lot of scope and potential. This is a no chain sale and viewing is essential to see everything on offer.

Situation

Login is a small rural hamlet in west Carmarthenshire, situated in the Taf Valley, with countryside surrounding made up of hills, small valleys, streams and farmland. The village is quiet and sparsely populated, with only a handful of houses, smallholdings and a chapel. Whitland town is roughly 6 miles south, Cardigan is roughly 20 miles northwest and Carmarthen is about 20 miles east.

Accommodation

Double glazed front door opens into:

Entrance Hall

A large and bright entrance with character features such as the stair case leading to the first floor landing and decorative moulded plaster ceiling arch. Radiator, panelled doors open to:

Lounge / Diner

A large airy room with double glazed windows to both front and rear, gas fireplace and surround, radiators, recessed area with double glazed external door to rear garden and access to under the stairs storage. Open Plan Kitchen to the room comprising:

Kitchen

Fitted with a range of wall and base storage units with worktops over, single drainer sink, double glazed window to side, space for cooker, plumbing for dishwasher/washing machine and white goods, floor standing Worcester oil fired boiler serving the domestic hot water and central heating.

Inner Hall

With radiator, access to loft space and double glazed window. This leads down to the second reception room/4th bedroom with a door opening into the bathroom.

Sitting Room / Bedroom 4

Double glazed windows to front and rear, external double glazed door to side, radiators.

Bathroom

Comprising a wet-room style shower, W.C, wash hand basin, radiator, double glazed window.

First Floor Landing

Double glazed window to rear, radiator, doors to:

Bedroom 1

Double glazed window to rear, radiator, door to:

En-Suite

Comprising a bath, W.C, pedestal wash hand basin, double glazed window to side and airing cupboard housing the hot water cylinder.

Bedroom 2

Double glazed window to front and feature ornate fireplace.

Bedroom 3

Double glazed window to front.

Externally

To the side of the house there is a hardstanding driveway providing ample off road parking space. To the rear there is a good size mature garden with lawn, variety of shrubs and plants, greenhouse and chicken run. The rear and side extend across to the river which forms a natural boundary. Across the road to the front there is the small grazing paddock which is partly fenced and enjoys gated access.

Directions

What3words: ///streamers.accompany.plans From Narberth, take the A40 towards Whitland and turn off for Llandewi Velfrey. Follow the signs for Llanfallteg and continue on following the signs for Login. Once in the village, the property is identified by our JJ Morris for sale sign.

Utilities & Services

Heating Source: Oil

Electric: Mains

Water: Mains

Drainage: Mains

EPC Energy Efficiency Rating: F

Local Authority: Carmarthenshire County Council

Council Tax Band: D Tenure: Freehold and available with vacant possession upon completion.

Broadband Availability

According to the Ofcom website, this property has standard broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data - 75%

Three Voice & Data - 72%

O2 Voice & Data - 59%

Vodafone Voice & Data - 72%

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti Money Laundering

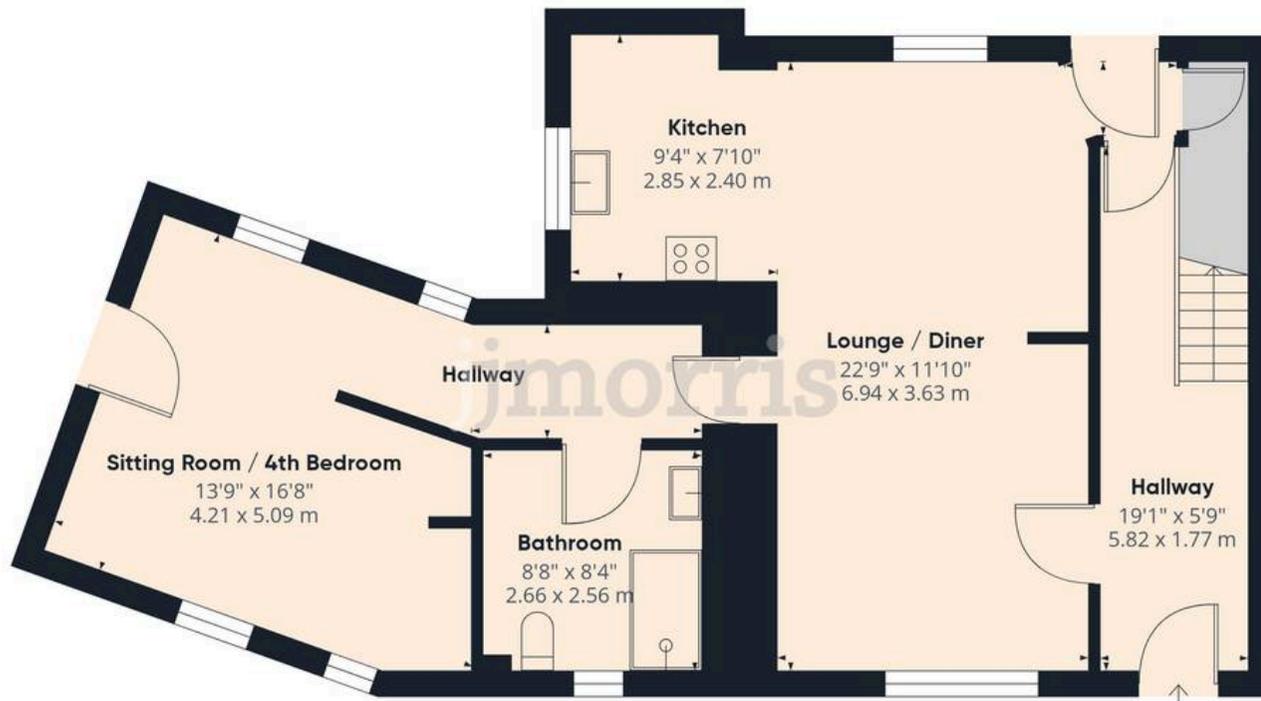
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.



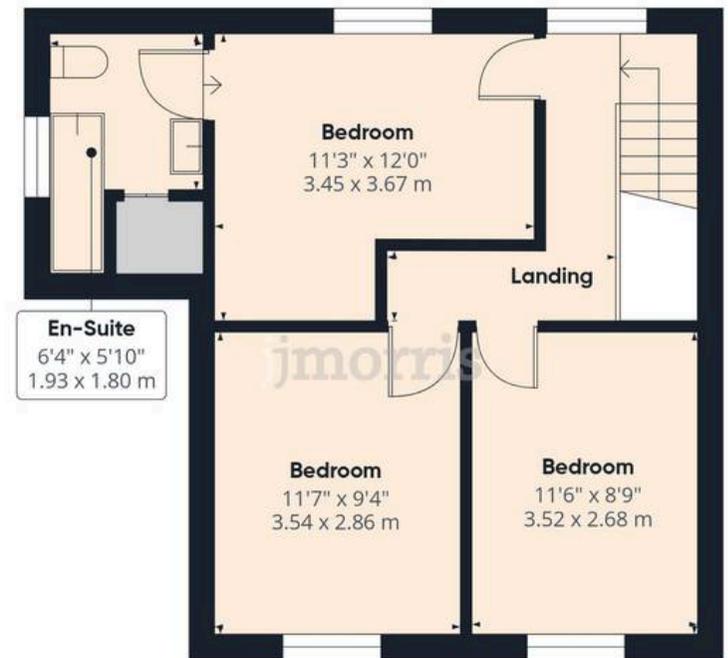








Floor 0



Floor 1





JJ Morris Narberth

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