Erwau Glas Salem, Salem, Llandeilo, Carmarthenshire, SA19 7LY

Offers in the region of £245,000

An attractive detached deceptively spacious bungalow set in convenient location within this popular rural village located some 3 miles from the Market town of Llandeilo and standing in its own grounds of 1 acre. This well presented property provides the following accommodation: Reception Hall, Lounge with decorative fireplace, Fitted Kitchen/Breakfast Room, Sun Lounge, 3 Double Bedrooms, and Bathroom. Oil fired central heating, Upvc Double Glazing. Well planted gardens surround the bungalow with established herbaceous borders. Pergola. Kitchen garden. Stable block with 3 loose boxes and hay store. Pasture paddock to the rear of the garden. Ample off road parking.
RECEPTION HALL 14'10" x 4'1" (4.53 x 1.25)


INNER HALL
Built in Airing Cupboard. Cloaks rail.

LOUNGE 16'0" x 12'0" (4.88 x 3.67)

Decorative fire surround. French doors to side elevation leading to decked patio. Radiator.

KITCHEN/BREAKFAST ROOM 7'10" x 7'9" (2.38 x 2.36)

Single drainer stainless steel sink unit. Fitted range base and wall cupboardss with worksurface and tiled surround. 4 ring electric cooker. Plumbed for automatic washing machine. Wood effect vinyl floor. Oil fired boiler which serves the domestic hot water and central heating. French doors to Sun Lounge.
SUN LOUNGE 10'1" x 7'9" (3.08 x 2.36)

BEDROOM 12'0" x 8'8" (3.67 x 2.65)

, Salem, Llandeilo, SA19 7LY

Door to rear. Ceramic tiled floor. Radiator.

INNER LOBBY 12'0" x 3'1" (3.66 x 0.94)
Pine panelled floor boards.

BEDROOM 12'0" x 12'0" (3.66 x 3.65)

Radiator.

ANOTHER ROOM ASPECT

BEDROOM 15'11" x 7'10" (4.85 x 2.39)

French doors to side elevation. Access to attic space. Radiator.

ANOTHER ROOM ASPECT
BATHROOM 8'4" x 6'6" max (2.55 x 1.98 max)

An ‘L’ shaped room with panelled bath, pedestal hand basin with mixer tap, low level W.C. Tiled surround. Radiator.

OUTSIDE
The property is approached directly from the village road via a wide paved entrance that leads to a spacious parking area offset from the front of the bungalow.

GARDENS
To the front of the bungalow is a pretty lawned garden bordered by wonderful established herbaceous beds that provide a variety of colour and form throughout the seasons. The lawn leads around to the side of the bungalow where there is a small pine wooded area that has its own gated access from the road.

STABLE BLOCK
A purpose built stable block providing 3 loose boxes (2 x 12’x 7’ and 1 x 10’ x 8’) At the rear of this building is a hay and general storage area. The whole has power points and lighting connected.

At the side of the bungalow is a decked patio again bordered by well stocked flower and herbaceous beds. Beyond this is a raised bed kitchen garden area.

The garden continues onwards to the rear of the bungalow where there is a further abundance of herbaceous beds together with a pergola providing a site for numerous climbing plants.
The rivers Towy and Cothi are noted for their Salmon and Sewin (Sea Trout) fishing, membership of associations is by application. There are Golf courses at Llanybie, Garnant and Carmarthen. The area is noted for its ancient castles and Gardens, with Aberglasney and the Botanic Garden of Wales within half an hours drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

LOCATION
Erwau Glas is situated at the centre of the village of Salem which has it's own places of Worship. The bungalow enjoys a slightly elevated location to take advantage of the wonderful surrounding scenery for which the area is renowned. It is approximately 3 miles from the A. 40 and the Country Market town of Llandeilo which provides a good range of amenities together with rail link on the 'Heart of Wales' line. The county administrative town of Carmarthen is approximately 18 miles and the M.4 motorway can be joined at Pont Abraham providing access to the University city of Swansea and of course is the main route to the rest of the country.

DIRECTIONS
From Llandeilo the property is located by taking the A.40 for a short distance towards Llandovery then turn left onto the B.4302. Travel on this road for just over a mile then turn left signposted to Salem, proceed to the village when the property will soon be found on the right hand side.

VIEWING
By appointment with BJP

OUT OF HOURS CONTACT
Jonathan Morgan 07989 296883

N.B.
These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF IDENTITY
In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with:
(i) proof of identity
(ii) proof of current residential address
The following documents must be presented in all cases:
IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence
EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

HOMEBUYERS SURVEY
If you are considering buying a home, make sure that you are not buying a PROBLEM. Our Specialist team of RICS Qualified Chartered Surveyors have in-depth experience of reporting on all types of residential property covering South, West and Mid Wales.

To the rear of the garden and approached via a concrete paved pathway via the stables is the well fenced paddock of pasture land which extends to 1 acre or thereabouts.

SERVICES
We are advised that the property is connected to mains electricity, water and drainage.

EDUCATION
A wide range of state schools are to be found in Llandeilo, Ffairfach, Gorslas and Carmarthen, the latter two offering Welsh medium secondary education - www.carmarthenshire.gov.uk. Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools www.isc.co.uk)

SPORTING & RECREATIONAL
There are wonderful opportunities for walking, riding and cycling from the property. Hunting is with the Llandeilo Farmers Hunt.
Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY & VALUATION.

WEBSITE ADDRESS
Carmarthen 01267 236363 Llandeilo 01558 822468 View all our properties on: www.bjpco.com www.rightmove.co.uk www.onthemarket.com

<table>
<thead>
<tr>
<th>Energy Efficiency Rating</th>
<th>Current</th>
<th>Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very energy efficient</td>
<td>A</td>
<td>86</td>
</tr>
<tr>
<td>(1-10)</td>
<td>B</td>
<td>51</td>
</tr>
<tr>
<td>(11-40)</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>(41-80)</td>
<td>D</td>
<td></td>
</tr>
<tr>
<td>(81-120)</td>
<td>E</td>
<td></td>
</tr>
<tr>
<td>Not energy efficient</td>
<td>F</td>
<td>G</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Environmental Impact (CO₂) Rating</th>
<th>Current</th>
<th>Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very environmentally friendly</td>
<td>A</td>
<td>79</td>
</tr>
<tr>
<td>(1-10)</td>
<td>B</td>
<td></td>
</tr>
<tr>
<td>(11-40)</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>(41-80)</td>
<td>D</td>
<td></td>
</tr>
<tr>
<td>(81-120)</td>
<td>E</td>
<td></td>
</tr>
<tr>
<td>Not environmentally friendly</td>
<td>F</td>
<td>G</td>
</tr>
</tbody>
</table>