



3 Lon Ddewi, Meidrim, SA33 5QR

Offers in the region of £199,995

Located in the country village of Meidrim, this delightful semi-detached house on Lon Ddewi presents an excellent opportunity for first-time buyers or families.

The property boasts a generous living space providing ample room for comfortable living, modern practical and stylish fitted kitchen, utility room and a convenient ground floor wet room, enhancing its appeal for contemporary living.

The house features three well-proportioned bedrooms and bathroom on the first floor

The home benefits from oil central heating and double-glazed windows,

Outside, the property is set within spacious grounds to the front and rear, providing a lovely outdoor space for gardening or enjoying the fresh air.

This semi-detached house combines the charm of village life with modern conveniences, making it a wonderful place to call home. Viewing highly recommended.

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

RECEPTION HALLWAY 6'6" x 13'1" (2.00m x 3.99m)



With UPVC double glazed entrance door, radiator, stairs to first floor and access to living room



LIVING/DINING ROOM 25'4" x 10'5" (7.73m x 3.18m)



2 Windows to rear elevation, radiators, feature fireplace housing a multifuel stove with slate hearth and wooden mantel over, storage cupboard and an oil fired Rayburn Royal cooking range which heats the hot water and central heating.

Opening into the kitchen



KITCHEN 12'8" x 6'6" (3.87m x 2.00m)



Fitted with a modern range of wall and base units in slate grey gloss finish and marble effect worktops and splashbacks incorporating a 1/5 bowl single drainer composite sink unit, Bosch electric oven, 'Stoves' 4 ring induction hob with extractor over, space and plumbing for dishwasher, window to front elevation, quarry tiled floor and door to side hallway.



SIDE HALLWAY

With UPVC double glazed doors to front and rear elevations, ceramic tiled floor and radiator. Doors off to....

WET ROOM 6'8" x 7'5" (2.05m x 2.28m)



Shower area with 'Iflo' shower unit, WC and wash hand basin, extractor fan and window to front with opaque glass

UTILITY ROOM 7'7" x 6'8" (2.32m x 2.05m)



Space and plumbing for washing machine and tumble dryer, a range of wall cupboards, ceramic tiled floor, radiator and window to rear with opaque glass

FIRST FLOOR



Landing with window to front elevation, access to loft space, electric panel heater and doors off to.....

BEDROOM 1 13'4" x 10'6" (4.08m x 3.22m)



Window to rear elevation and a useful built in storage cupboard.

BEDROOM 2 11'6" x 10'6" (3.52m x 3.22m)



Window to rear elevation and airing cupboard with hot water cylinder.

BEDROOM 3 10'1" x 6'6" (3.09m x 2.00m)



Window to front elevation, radiator and a built in storage cupboard/wardrobe.

BATHROOM 6'6" x 5'7" (2.00m x 1.71m)



WC and wash hand basin, porcelain tiled bath with shower attachment, porcelain tiled walls and floor and window to side elevation with opaque glass.

EXTERNALLY

To the front is a good sized lawned garden within a low brick walled boundary and a further garden area to the side with the oil storage tank.

A sizable enclosed rear garden again laid to lawn and a decking area.

Communal parking to the fore.



SERVICES

Mains water, electric and drainage Oil fired central heating

COUNCIL TAX

We are advised that the Council Tax Band is C

FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address . We also conduct an online search.

CONTACT NUMBERS

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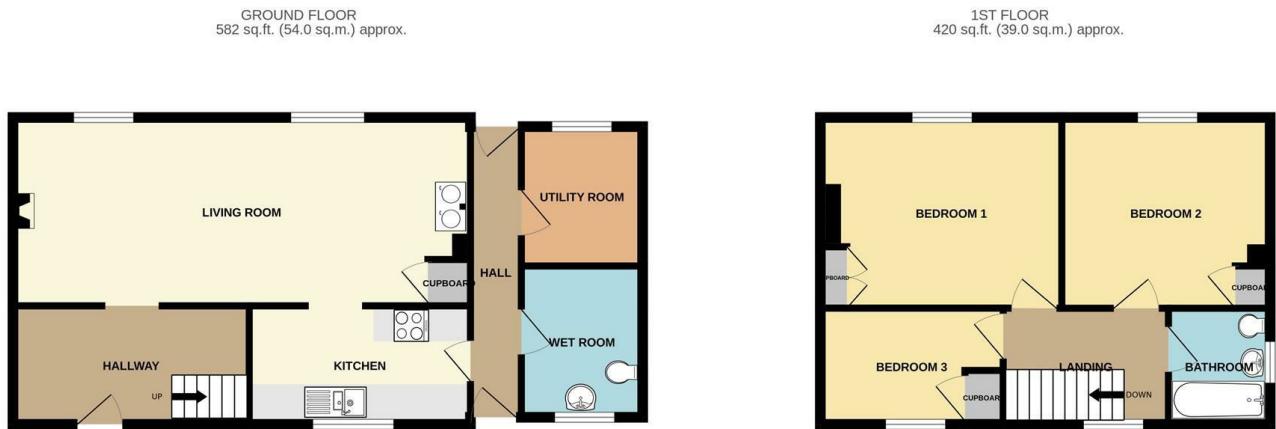
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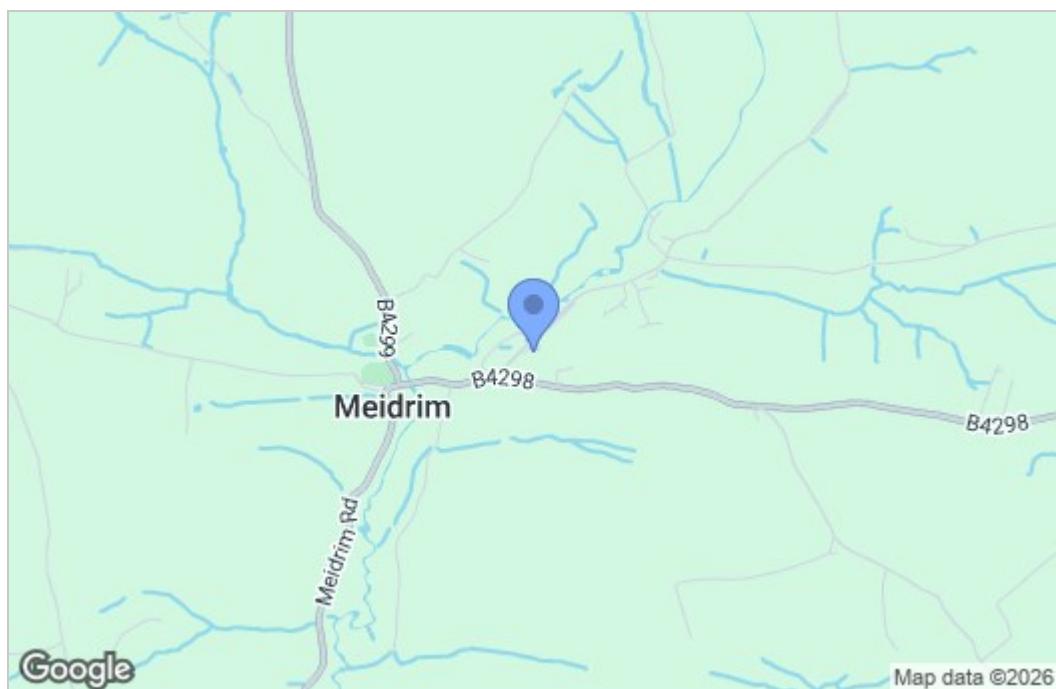


Floor Plan



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

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