



Caerllegan, Meidrim, Carmarthen, Carmarthenshire SA33 5PJ

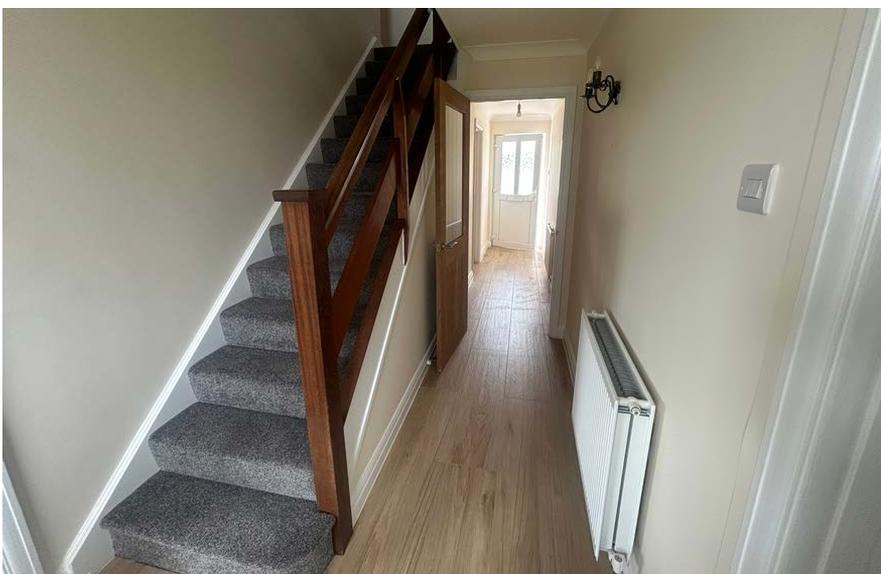
£1,000 To Let

Property Features

- 4 bedroom detached dwelling
- Well presented throughout
- Rear and front garden
- Off road parking in large concreted yard area
- Situated on the periphery of the rural village of Meidrim, Carmarthenshire
- STRICTLY NO SMOKING

Property Summary

Rees Richards & Partners are delighted to offer this well presented and spacious four-bedroom detached property situated in rural Carmarthenshire.



Full Details

Full Details

Caerllegan is a well presented and spacious four-bedroom detached property situated in rural Carmarthenshire, on the periphery of village of Meidrim, within 4 miles of the town of St Clears and 9 miles from the county and market town of Carmarthen.

The property benefits from a reception hallway, utility room, two living rooms, dining room and kitchen on the ground floor. The first floor comprises three double bedrooms, a master bedroom with en-suite shower room, family bathroom and storage room. To the front of the property is a large, concreted parking area for several cars and a raised lawn with a further enclosed lawned garden to the rear.

Accommodation

Entrance / Hallway

Tiled flooring, uPVC double glazed entrance door to the front and rear.

Utility Room

1.82m x 2.21m (6' 0" x 7' 3")

Tiled flooring, W.C, wash hand basin and windows to the front.

Reception Room

3.93m x 4.62m (12' 11" x 15' 2")

Carpet flooring, radiator, electric fireplace and window to the front.

Living Room

4.54m x 3.99m (14' 11" x 13' 1")

Carpet flooring, radiator, electric fireplace and window to the rear.

Dining Area

4.64m x 3.94m (15' 3" x 12' 11")

Caret flooring, radiator and window to the rear.



Kitchen

3.48m x 3.99m (11' 5" x 13' 1")

Tiled flooring, radiator, window to the front, base and wall units.

First Floor

Master Bedroom

Carpet flooring, radiator and window to the front.

En-suite

1.15m x 1.82m (3' 9" x 6' 0")

Vinyl flooring, W.C, shower and heated towel rail.

Family Bathroom

1.82m x 2.97m (6' 0" x 9' 9")

Tiled flooring, W.C, wash hand basin and bath with shower over.



Bedroom 2

4.62m x 3.93m (15' 2" x 12' 11")

Carpet flooring, radiator and window to the front.

Bedroom 3

4.60m x 3.95m (15' 1" x 13' 0")

Carpet flooring, radiator and window to the rear.

Box Room

1.88m x 1.15m (6' 2" x 3' 9")

Carpet flooring and window to the rear.



Bedroom 4

4.61m x 3.93m (15' 1" x 12' 11")

Carpet flooring, radiator and window to the rear.

Further Information

Services

The property benefits from private water and mains electricity. Heating is via an oil fired boiler to radiators throughout. Drainage is via a private system to a septic tank.



Energy Performance Certificate

EPC Rating D (55).

Council Tax Band

Council Tax Band E
Carmarthenshire County Council
Approximately £2,728.07 for 2025/2026

Letting Information

Rent - £1,000
Deposit - £1,250
Pets may be considered.

Viewings

Strictly by appointment with the managing agents.
Please contact Rees Richards & Partners at the
Carmarthen office, 12 Spilman Street, Carmarthen,
SA31 1LQ.
Tel: 01267 612021

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 