

A superb convenient location with grounds, stable block, pony paddock and double garage. Conservatory and ample parking area. Edge of village location just off A 48 Cross Hands.



The Squirrels, Heol Y Capel, Foelgastell, Llanelli, Carmarthenshire. SA14
7EW.

£500,000

R/4353/NT

*** Spacious detached house offering good sized accommodation and in good decorative order.*** Large grounds which include a pony paddock, double stable block and ample parking with electric gates to entrance and sweeping drive and parking area.***

The property itself has generous living area with double glazing and oil central heating. Large double bedrooms and separate dining room for the option of a 4th bedroom. *** The conservatory looks out over the paddock, landscaped grounds etc. Large lounge with multi purpose burner for the cozy nights in. *** Master bedroom with en suite and downstairs boot room, utility and office the property has an integral double garage which could be extended into subject to planning to easily extend any further living requirements a family may require. ***

*** Situated on the edge of the popular and convenient location of Foelgastell village. Close to the main Cross Hands to Carmarthen A 48 road. ***



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Location

Edge of the village of Foelgastell, a good community popular for its location to commute to various locations, M 4 is 7 miles approx. The village has a public house and places of worship. Cefneithin a mile has schools a shop etc. Cross Hands village ever growing with retail shops, schools is a further mile. The county and market town of Carmarthen is 8 miles approximately with excellent facilities including traditional & national retailers, Lyric Theater, cinema, bus and rail stations. City of Swansea is 18miles, City of Cardiff 60 miles both via dual carriageway and M4. Llanelli 13 miles. Pembrey Country Park with large sandy beach, dry ski slope, enclosed cycle track and woodland walks 15 miles. Brecon Beacons mountain range is 45 miles approx.

Hallway

4.99m x 3.22m (16' 4" x 10' 7")

Entrance door and window to front. Wooden flooring, fireplace with hearth and mantle, wooden staircase to first floor and doors to.

Kitchen / Dining Room

6.6m x 3.50m (21' 8" x 11' 6")

Range of base units with worktops over and matching wall units including display cabinets and breakfast bar. Double aspect to front and side which includes patio doors to side. Part wooden floor and tiled floor, Rayburn Novelle Multi Fuel cooking range with back up for the hot water system & Hot Plate. 2 x Radiators. Cooker point and extractor fan, feature chimney breast, localized wall tiles. Sink unit with mixer tap attachment. Recess alcove storage.



Utility Room

2.38m x 2.22m (7' 10" x 7' 3")

Double glazed window to rear, radiator, plumbing for automatic washing machine, Grant oil fired boiler controlling domestic hot water and central heating, work surface, tiled floor.

Separate WC

Double glazed window to rear, built in storage, tiled floor, WC, pedestal wash hand basin.

Rear Hallway

2.22m x 1.46m (7' 3" x 4' 9")

Double glazed door and window to rear, double glazed window to front, plumbing for automatic washing machine, tiled floor, cladding to ceiling, down lights, work surface.

Study

2.48m x 2.38m (8' 2" x 7' 10")

Double glazed window to rear, fitted units, wooden floor.

Bedroom 4 / Dining Room

2.39m x 2.38m (7' 10" x 7' 10")

Double glazed window to rear, radiator, wooden floor.

Lounge

5.74m x 4.64m (18' 10" x 15' 3")

Double glazed patio doors to front, two radiators, wooden floor, multi fuel 5kw burner for the cozy nights in set hearth and mantle, telephone point, two wall light points, two Upvc glazed doors to:

Conservatory

4.65m x 4.41m (15' 3" x 14' 6")

Double glazed patio doors to side and triple aspect to front, side and rear, insulated and cladded pitched ceiling with LED spotlights, two skylight windows, stone feature chimney breast, tiled floor, part respatex wall covering.



Galleried Landing

4.99m x 3.21m (16' 4" x 10' 6")

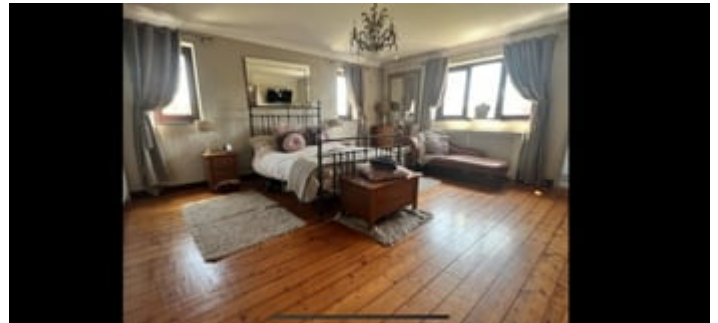
Double glazed arched window to front and window to front, wooden flooring, two radiators, coved ceiling, built in storage, hatch to roof space - boarded and lighting, telephone point and doors to.



Master Bedroom

5.13m x 4.63m (16' 10" x 15' 2")

Double aspect to include two double glazed windows to side, glazed window to front, wooden floor, coved ceiling, two radiators, fitted wardrobes.



En Suite

2.37m x 2.37m (7' 9" x 7' 9")

Two double glazed windows to rear, tiled floor, pedestal wash hand basin, Wc, tiled walls, double shower cubicle with power shower, coved ceiling, four down lights, extractor fan.

Bathroom

2.37m x 2.37m (7' 9" x 7' 9")

Double glazed window to rear, towel radiator, tiled floor, tiled walls, four down lights, coved ceiling, pedestal wash hand basin, double shower cubicle with mains shower, cast iron Jacuzzi bath, Wc, pull light switch.

Bedroom 3

3.54m x 3.51m (11' 7" x 11' 6")

Double glazed window to side, wooden floor, coved ceiling, radiator, built in wardrobes.

Bedroom 2

4.62m x 3.51m (15' 2" x 11' 6")

Double glazed window to front, laminate flooring, fitted units with display lighting, coved ceiling.

Externally

Electric double gated entrance with intercom leading into sweeping driveway surrounded by landscaped gardens with mature trees and shrubs. Lighting surrounding the property, both security and decorative lighting. Driveway providing ample parking. Raised paved and graveled patio area. Rear lawned areas and water feature with log store and store shed. Further lawned grazing areas. Approximately an acre in total. Stables/double garage with weather dial and clock to roof.



Garage & Stables

Double Garage (5.86m x 5.41m)

Two electric roller shutter doors to front, two windows to rear, electricity and lighting, Hatch to roof space and storage.

Stable 1 (4.30m x 2.99m)

Block built stable with stable door to front and slatted window.

Stable 2 (3.76m x 3.51m)

Block built stable with stable door to front and slatted window.



Agents Note

Please note that the property is situated at the end of a cul de sac in a private location. The main A 48 does run along the

rear of the property.

Tenure and Possession

We are informed that the property is of Freehold Tenure

Council Tax Band

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - TBC

Money Laundering Regulations

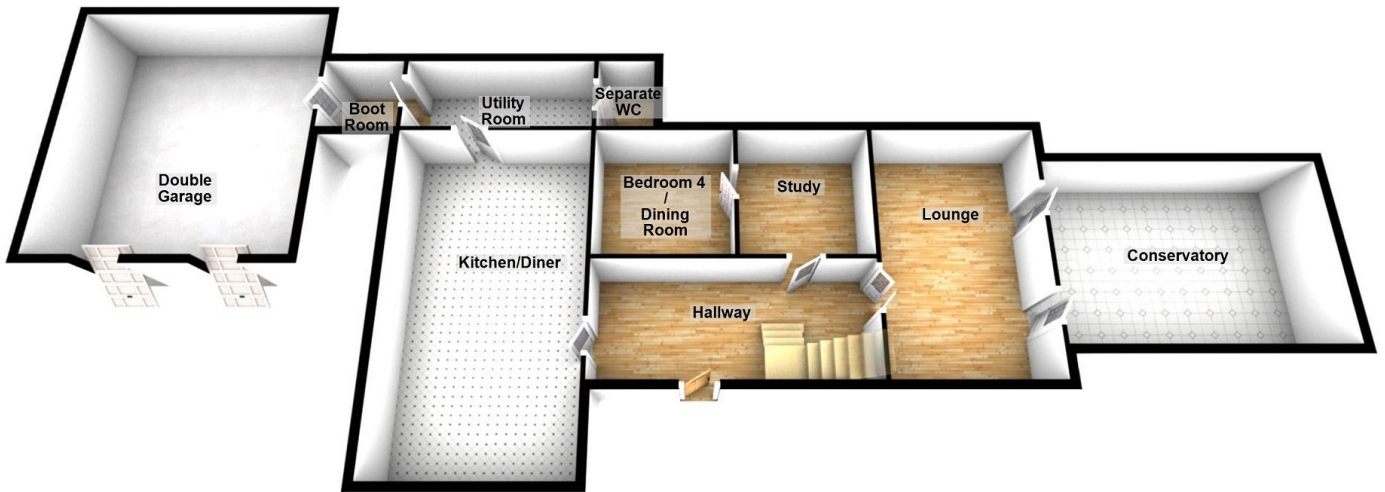
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

Services

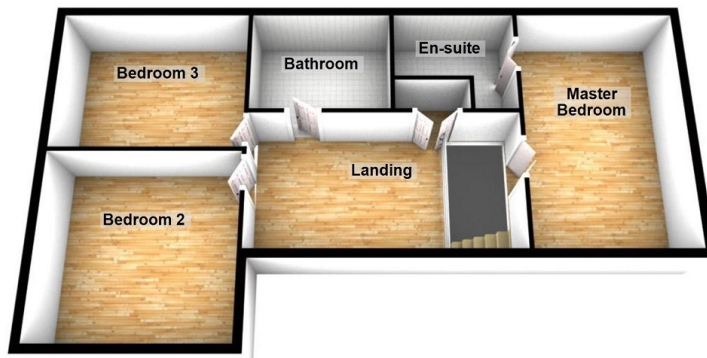
Services : Mains Water, electric and drainage. Oil fired central heating system.

Council Tax Band F

Ground Floor



First Floor



Directions


From Carmarthen Take the A 48 towards Cross Hands/ Swansea. Travel for 7 miles turn right to the village of Porthyrhyd, the turning after the Botanic Gardens. Continue to the T junction and turn left to the village. In the centre turn left just before the Pub and turn immediate right, carry on to the end and the property is the last on the right hand side.

What3words ///equipment.works.servers

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@morgananddavies.co.uk

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		88
(81-91) B		
(69-80) C		
(55-68) D	58	
(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 

For further information or to arrange a viewing on this property please contact :

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