



*An impressive and substantial 4 double bedroomed bungalow on an extensive Village plot.
Ffarmers, West Wales*



48 Cae Felin, Ffarmers, Llanwrda, Carmarthenshire. SA19 8PZ.

REF: R/3140/LD

£449,950

- *** Highly desirable country bungalow in a pleasant Village location *** An impressive modern 4 bedroomed detached bungalow *** ICF Styre stone poly block construction - Being well insulated and having good efficiency *** Underfloor heating via Electric Boiler, K Glass Argon filled double glazing and Fibre into property with Superfast Fibre Broadband *** Integral double garage and ample gated parking area *** Full length loft space with fantastic conversion potential (subject to consent) *** Perfect Family accommodation - Space in abundance *** Positive airflow and filtration circulation system
- *** Enjoying an extensive plot with generous grounds *** Lawned garden with block paver patio and various flower and shrubbery borders *** Fruit cage and poly tunnel *** Small paddock offering great potential
- *** Desirable and popular Village location - Close to the nearby Market Towns of Lampeter, Llandeilo and Llandovery *** Unrivalled property with fantastic living capabilities *** Contact us today to view

LOCATION

Ffarmers is a delightful rural country Village set amongst the North Carmarthenshire hills territory and on the edge of the Cambrian Mountains. The University and Market Town of Lampeter is within 8 miles and the Market Towns of Llandeilo and Llandovery are each within 12 miles.

Carmarthen, which is the strategic main Administrative Centre of the area, is 20 or so miles to the South and the Cardigan Bay Coast of Aberaeron is within a 25 minute drive. In all a very popular and highly desirable location.

GENERAL DESCRIPTION

Here we have on offer an impressive and substantial 4 double bedroomed country bungalow set in an extensive plot within a popular Village Community. The property itself is of ICF poly block modern construction, thus being well insulated and of good efficiency, with underfloor heating and positive air filtration and circulation system. The property has been construction to a high order and high specification and would be the perfect Family home.

It enjoys a generous plot with ample parking and good sized grounds surround the property. To the side of the property also lies an adjoining small paddock which offers additional capabilities.

The property offers more particularly the following:-

RECEPTION HALL

Having access via a UPVC entrance door with side glazed panels, laminated boarded flooring.



INNER HALL

With laminated boarded flooring, access to the loft space via a drop down ladder. There is also a Coax connection point in the loft space

FRONT BEDROOM 4/HI-FI ROOM

16' 5" x 11' 6" (5.00m x 3.51m). With fantastic acoustics, television and Ethernet/telephone connection points.



FRONT BEDROOM 3

15' 8" x 10' 9" (4.78m x 3.28m). Being 'L' shaped and having television and Ethernet/telephone connection points.



REAR BEDROOM 2

16' 4" x 10' 7" (4.98m x 3.23m). With a tilt and slide patio door to the rear garden area, television and Ethernet/telephone connection points.



WALK-IN WARDROBE FOR BEDROOM 2

7' 8" x 6' 5" (2.34m x 1.96m).

EN-SUITE TO BEDROOM 2

9' 4" x 7' 4" (2.84m x 2.24m). A stylish suite with a vanity unit with a wash hand basin and enclosed low level flush w.c. with shaver light and point, luxury steam power shower with various controls, tiled flooring.



PRINCIPAL BEDROOM

16' 5" x 12' 7" (5.00m x 3.84m). With tilt and slide patio door onto the patio and garden area, television and Ethernet/telephone connection points.



WALK-IN WARDROBE FOR PRINCIPAL BEDROOM

9' 7" x 6' 6" (2.92m x 1.98m).

EN-SUITE BATHROOM TO PRINCIPAL BEDROOM

With a stylish vanity unit with a was hand basin and enclosed low level flush w.c., with shaver light and point, panelled bath, luxury power shower with various controls, tiled flooring.



BATHROOM

12' 0" x 11' 6" (3.66m x 3.51m). With Jacuzzi bath with luxury steam shower over, panelled bath with central taps, vanity unit with wash hand basin and enclosed low level flush w.c., shaver light and point, large linen cupboard, tiled flooring.



DINING ROOM

16' 4" x 12' 9" (4.98m x 3.89m). With laminate boarded flooring, television and Ethernet/telephone connection points.



SUN ROOM

20' 0" x 12' 4" (6.10m x 3.76m). With wrap around windows, patio doors opening onto the garden area. This particular room enjoys fantastic views to the rear of the North Carmarthenshire hills and also the gardens.



LIVING ROOM

20' 4" x 13' 1" (6.20m x 3.99m). With television and Ethernet/telephone connection points.



KITCHEN

20' 0" x 11' 5" (6.10m x 3.48m). With a modern fully fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit with mixer tap, space for 900mm electric cooker with extractor hood over, plumbing and space for automatic washing machine, tiled flooring, strip lighting. Ethernet and phone connection points



UTILITY ROOM

15' 4" x 9' 2" (4.67m x 2.79m). With a range of fitted floor cupboards, stainless steel sink and drainer unit with mixer tap, plumbing and space for automatic washing machine, tiled flooring. Ethernet and phone connection points



REAR HALLWAY

With rear entrance door to the side garden.

W.C.

6' 6" x 6' 3" (1.98m x 1.91m). With fitted cupboards with stainless steel wash hand basin, low level flush w.c., tiled flooring, walk-in cloak cupboard, ACV Etech 14.4 kilowatt electric boiler.

LOFT SPACE

Here lies a fantastic opportunity to convert the loft space into further accommodation. The loft space itself spans the length of the property and would be ideal for further bedroom space (subject to the necessary consents being granted by the Local Authority - Carmarthenshire County Council). There is also a Coax connection point in the loft space



INTEGRAL GARAGE

22' 5" x 21' 0" (6.83m x 6.40m). With electric 14ft x 8ft roller shutter doors, fitted work benches and shelving, various electric points.



EXTERNALLY

GARDEN AREA

The property enjoys an extensive plot with fantastic well maintained garden areas. The property has been laid mostly to level well maintained lawned areas with mature hedge boundaries and various flower and shrubbery borders. To the side of the property also lies a fruit and vegetable growing area with fruit cage and poly tunnel.



GARDEN AREA (SECOND IMAGE)



GARDEN AREA (THIRD IMAGE)



FRUIT AND VEGETABLE GARDEN



ADJOINING SMALL PADDOCK

To the side of the property lies a small paddock with potential for a separate access point. Planning Permission previously granted (Now lapsed) This suits a range of uses and could extend to make a fantastic Family garden.



PARKING AND DRIVEWAY

A gated gravelled driveway with easy access to the main

property, the garage and the gardens.



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



VIEW TO THE REAR



AGENT'S COMMENTS

An unrivalled country bungalow of substantial dimensions.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band property - 'F'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, underfloor heating, K Glass Argon filled double glazing, Fibre into property with Superfast Fibre Broadband, telephone subject to B.T. transfer regulations, Ethernet Patch Jack in the loft space, positive air filtration circulation system throughout the property.

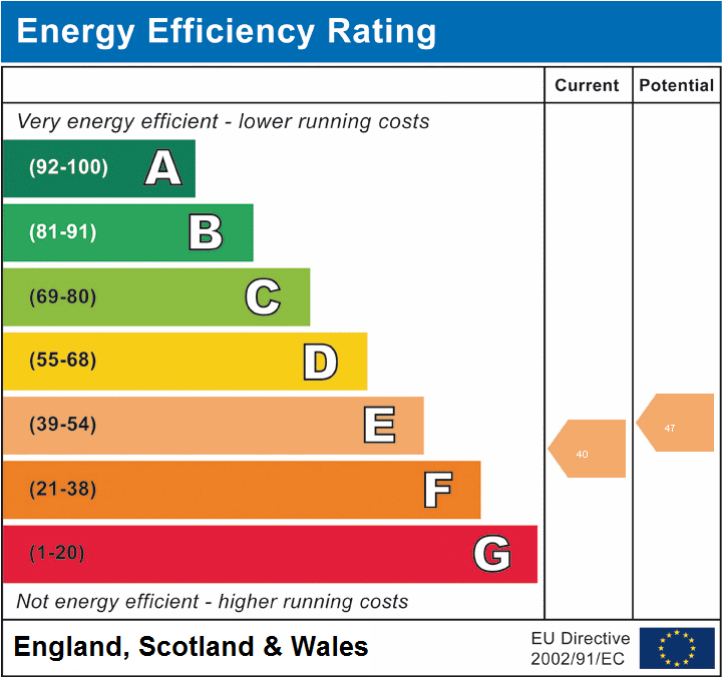
Directions

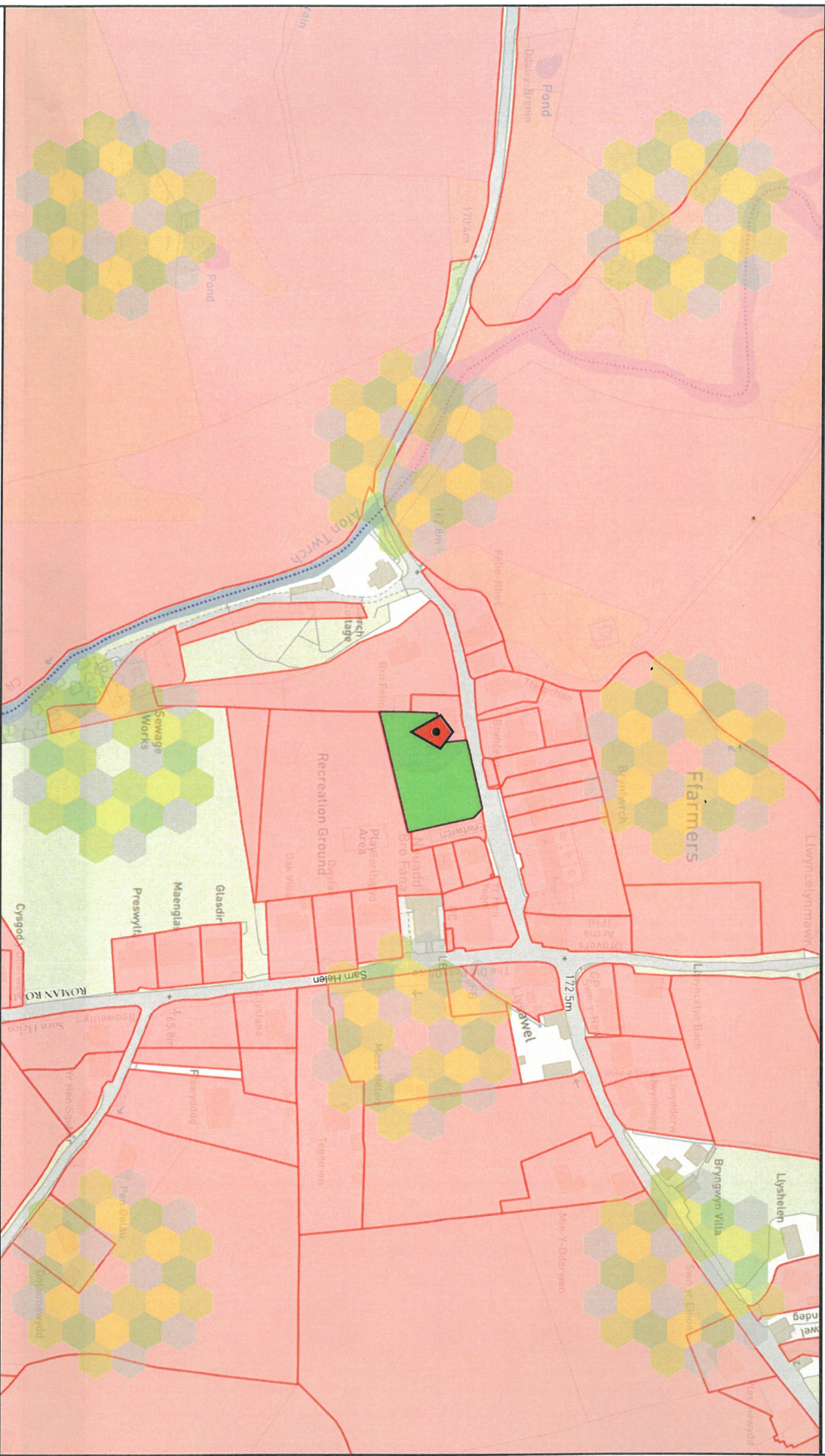
From Lampeter take the A482 into Cwmann. Proceed along the A482 towards Llanwrda until passing through the Village of Harford. Once passing through Harford turn left at the former Royal Oak Public House for Ffarmers. Once in the Village of Ffarmers turn left by the former School (before the Drovers Public House) and the bungalow will be the first on your left hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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