

PERFECT FAMILY HOME. A superb well appointed 3 bedroomed detached modern home with fine views overlooking the Teifi Valley. Llanllwni, West Wales.



4 Cae Pensarn Llanllwni, Pencader, Carmarthenshire. SA39 9EF.

£350,000 Not Specified

REF: R/3756/LD

*** PERFECT FAMILY HOME - A highly desirable and sought after Family home *** An impressive 3 bedroomed property with high end fixtures and fittings *** Convenient to Carmarthen, Glangwili Hospital and M4 Motorway *** Economical with air source heating, solar panels for hot water, under floor heating, double glazing and good Broadband speeds available *** Well designed and high insulative qualities *** Potential loft conversion for a further 2 bedrooms (subject to consent)

*** A generous rear garden laid to lawn with patio and decking areas *** Magnificent views over the stunning Teifi Valley *** An integral garage with a tarmacadamed driveway with ample parking and turning space *** Summer House, garden shed and poly tunnel *** Backing onto open farmland ***

*** Positioned within the popular Village of Llanllwni - 12 miles North from Carmarthen, 7 miles South from Lampeter and 3 miles from Llanybydder *** Viewings highly recommended to be fully appreciated *** The dream Family home in a convenient and popular location - A short walk from Llanllwni Mountains *** A superb energy efficient modern detached



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LOCATION

Llanllwni is a thriving and popular Village in the Teifi Valley, 12 miles North from Carmarthen, 7 miles South from Lampeter and 3 miles from Llanybydder. The Village offers Junior School, Public Houses and Restaurant, Convenience Store, Builders Merchants and Places of Worship. Fine views are enjoyed and ideally positioned on the edge of the Brechfa Forest and Llanllwni Mountains to the immediate South.

GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this impressive modern Family home being economically friendly benefiting from air source heating, double glazing, solar panels for hot water system and good Broadband connectivity.

The property offers potential for further conversion into the loft space for potential for 2 bedrooms and a bathroom with plumbing and electricity points in-situ (subject to consent).

To the rear it enjoys a landscaped garden being laid mostly to lawn with a raised decking and patio area enjoying the magnificent views over the Teifi Valley.

In all the perfect Family home in a convenient position, 12 miles from Carmarthen, and currently consisting of the following.

THE ACCOMMODATION

RECEPTION HALL



14' 0" x 10' 4" (4.27m x 3.15m). With access via a UPVC glazed front entrance door, Oak flooring, large understairs cloakroom.

LIVING ROOM



22' 7" x 15' 0" (6.88m x 4.57m) into bay. With Oak flooring, floating electric fire, 8ft sliding glazed bifold doors through to the Kitchen/Diner.

LIVING ROOM (SECOND IMAGE)**KITCHEN/DINER (THIRD IMAGE)****KITCHEN/DINER**

25' 5" x 12' 4" (7.75m x 3.76m). A modern and stylish fitted Kitchen with integrated appliances including an automatic dishwasher, 4 ring induction hob with glazed hood over, eye level double oven, 70/30 fridge/freezer, sliding pantry doors, stainless steel sink and drainer unit, plinth spot lighting, 6ft patio doors onto the raised decking area, radiator.

UTILITY ROOM

9' 4" x 8' 8" (2.84m x 2.64m). With a half glazed UPVC rear entrance door to the rear decking area, floor cupboards, stainless steel sink and drainer unit, plumbing and space for automatic washing machine, courtesy door from the Utility Room to the Integral Garage.

KITCHEN/DINER (SECOND IMAGE)

CLOAKROOM



With pedestal wash hand basin, low level flush w.c., tiled walls, radiator, LED sensor lit mirror.

INTEGRAL GARAGE

20' 3" x 12' 3" (6.17m x 3.73m). With electrically operated up and over sliding door, fully boarded loft space with ladder access, large built-in cupboard housing the air source and solar panel for the underfloor heating system.

FIRST FLOOR

LANDING



13' 8" x 10' 7" (4.17m x 3.23m). Approached via an Oak balustrade and hand rail staircase leading to a spacious landing/study area.

LOFT

Accessed via a sliding ladder to the upper floor with potential for further accommodation with the benefit of attic trusses already provided and with electricity and plumbing in-situ. Could possibly offer 2 further bedrooms and en-suite accommodation (subject to consent).

REAR PRINCIPAL BEDROOM 1



12' 4" x 12' 0" (3.76m x 3.66m). With fine views over the Teifi Valley.

VIEW FROM BEDROOM 1



EN-SUITE SHOWER ROOM



A stylish suite with slate tiled flooring, double shower unit with chrome shower, wash hand basin, low level flush w.c., heated towel rail, fitted vanity with a lighted mirror.

REAR BEDROOM 2



12' 4" x 8' 6" (3.76m x 2.59m). With fine views over the Teifi Valley.

FAMILY BATHROOM



A stylish suite with a panelled bath, low level flush w.c., vanity unit with wash hand basin, corner shower cubicle, chrome heated towel rail.

FRONT BEDROOM 3



15' 1" x 15' 1" (4.60m x 4.60m).

EXTERNALLY

GARDEN



A particular feature of this substantial and superb country residence is its landscaped rear garden with extensive raised patio and decking areas that takes advantage of the panoramic views over the Teifi Valley from an elevated site and backing onto open country fields. The garden is mostly laid to lawn with various patio and decking areas offering fantastic outdoor entertaining spaces whilst also offering fantastic Family space.

To the side of the property lies a POLY TUNNEL, a SUMMER HOUSE and a GARDEN SHED.

In all the property is well appointed and can only be appreciated on inspection.

GARDEN (SECOND IMAGE)



PATIO AREA



DECKING AREA



SUMMER HOUSE



PARKING AND DRIVEWAY



A tarmacadamed driveway with ample parking and turning space.

FRONT OF PROPERTY



REAR OF PROPERTY



BACKING ONTO OPEN FIELDS



VIEW FROM PROPERTY



AGENT'S COMMENTS

A superb Family home set in a convenient position. A must view.

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 for the property - 'F'.

MONEY LAUNDERING REGULATIONS

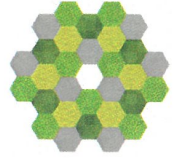
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

Services

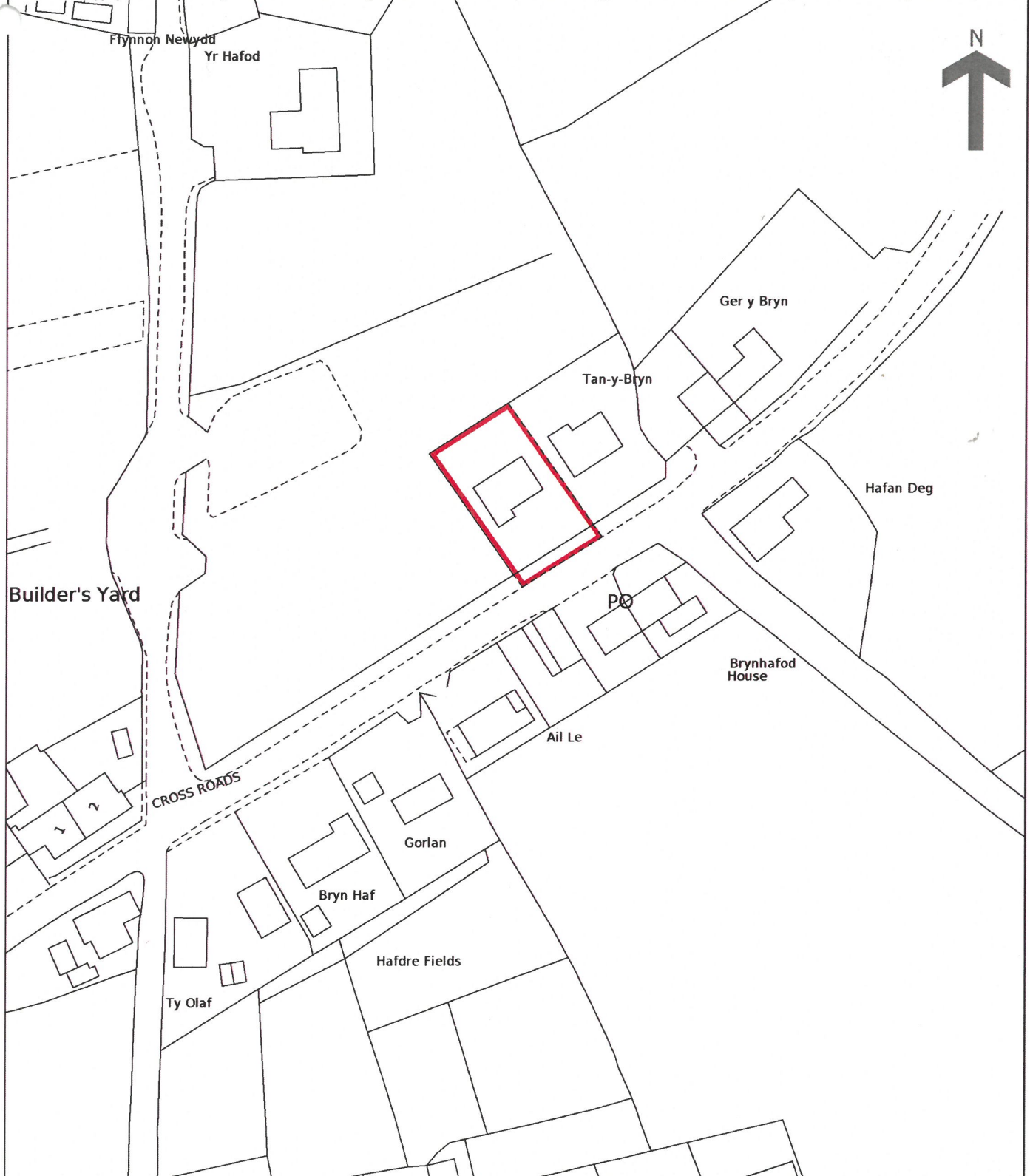
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, air source heating running the underfloor heating on the ground floor and first floor, privately owned solar panels for the hot water, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry
Official copy of
title plan

Title number **CYM597136**
Ordnance Survey map reference **SN4839SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



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Directions

From Lampeter take the A485 South through Llanybydder. Once reaching Llanllwni the property will be found on the right hand side opposite the Village Shop, as identified by the Agents 'For Sale' board.

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		89
(69-80) C	82	
(55-68) D		
(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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