



## Penallt Uchaf, Llanarthne, Caerfyrddin, Sir Gar SA32 8HY

£560,000 For Sale

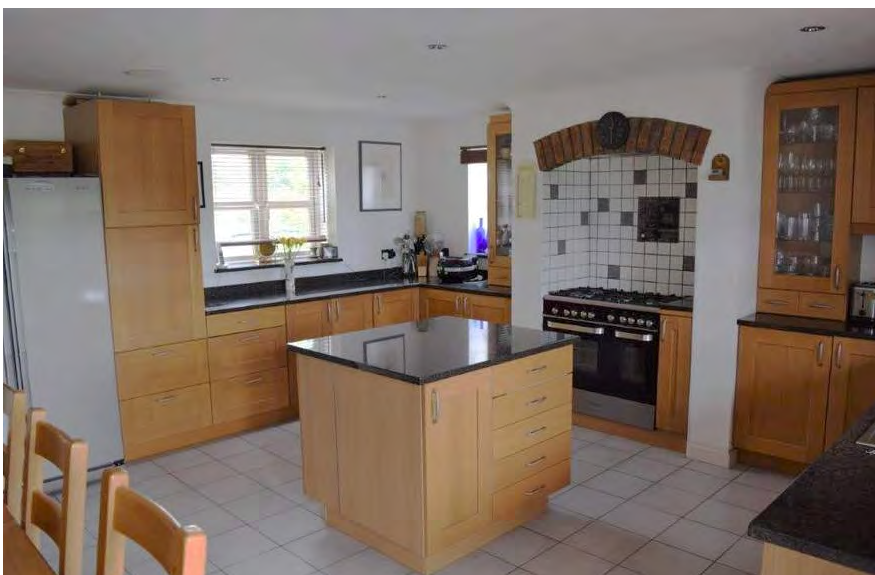
### Property Features

- Sought After Rural Location
- 5-bedroom Detached Property
- Well Presented Throughout
- Further Outbuildings
- Set in 0.60 Acres

### Property Summary

An elegant residential dwelling on the outskirts of Llanarthne village, one of the most desirable settlements within the Tywi Valley, consisting of a character 5-bedroom detached dwelling in excellent condition throughout having been progressively updated over some 20 years sitting in a spacious plot of circa. 0.6 acres.

Dyma annedd breswyl odidog ar gyrion pentref Llanarthne, sef un o aneddiadau mwyaf dymunol dyffryn Tywi. Annedd ar wahân 5 ystafell wely llawn cymeriad ydyw sydd mewn cyflwr ardderchog yn dilyn gwaith adnewyddu yn ddiweddar. Saif ar darn o dir sylweddol o ryw 0.6 erw.



## Full Details

### Lleoliad / Situation

Penallt Uchaf is set in a rural setting on the outskirts of Llanarthne village a short distance from local amenities and boutique market towns in the heart of the Carmarthenshire countryside. The property sits on the unnamed road heading south towards Paxton Tower, a well known Neo-Gothic Folly which attracts tourists nationally.

The village of Nantgaredig lies 4.5 miles to the north-west, whilst the popular boutique town of Llandeilo lies 7.5 miles to the north-east, both of which are home to a range of local amenities and services. The B4300 to the north leads to the county town of Carmarthenshire, circa 8.5 miles to the west, whilst the A48-M4 Link Road to the south provides excellent road links along the M4 corridor with Swansea (21 miles), capital city of Cardiff (60 miles) and beyond.

Mae Penallt Uchaf mewn lleoliad gwledig ar gyron pentref Llanarthne, yn agos at amwynderau lleol a threfi marchnad bwytic yng nghalon cefn gwlad Sir Gaefyrddin. Saif yr eiddo ar ffordd ddiennw i gyfeiriad y de tuag at Dŵr Paxton, sef ffug-dŵr Neo-Gothig adnabyddus sy'n denu twristiaid o bob cwr o'r wlad.

Mae pentref Nantgaredig 4.5 milltir i gyfeiriad y gogledd-orllewin, a thref bwytic boblogaidd Llandeilo 7.5 milltir i gyfeiriad y gogledd-ddwyrain, y ddau le yn cynnig amrywiaeth o amwynderau a gwasanaethau lleol. Mae'r B4300 i gyfeiriad y gogledd yn eich tywys i dref sirol Caefyrddin sydd rhyw 8.5 milltir i gyfeiriad y gorllewin, ac mae Ffordd Gyswllt yr A48-M4 i gyfeiriad y de yn darparu cysylltiadau ffordd gwych ar hyd coridor yr M4 ag Abertawe (21 milltir), prifddinas Caerdydd (60 milltir) a thu hwnt.

### Llawr Gwaelod / Ground Floor

#### Cegin Fach / Utility Room

1.8m x 2.4m (5' 11" x 7' 10")

Fitted oak base and wall units with stainless steel sink, fittings for washing machine and dryer,  
Window to south elevation and door to side.  
Underfloor Heating.

Cypryddau llawr a wal wedi'u ffitio gyda sinc dur gwrthstaen, ffitiadau ar gyfer peiriant golchi a sychu dillad, ffenestr ar y wedd ddeheuol a drws ar yr ochr.

#### Ystafell Fyw / Living Room

2.9m x 4.8m (9' 6" x 15' 9")

Oak flooring and window to east elevation, storage cupboard containing manifold to underfloor heating, underfloor heating, air conditioning unit and door to front passage and entrance hallway.

Ffitiadau golau ar y nenfwd.

Lloriau derw gyda lle tân llawn cymeriad.

Ffenestr ar y wedd ddwyreiniol a drws i gyntedd y fynedfa flaen.

#### Lolfa / Lounge

7.3m x 4.8m (23' 11" x 15' 9")

Oak flooring with character fireplace containing multifuel (wood and/or coal) boiler which provides an alternative central heating and hot water system (to the external oil boiler). Double door (glazed to kitchen and glazed panel and door to sun lounge with insulated roof and walls as well



as underfloor heating and leading to a sun lounge

Gosodiadau golau ar y nenfwd.

Lloriau derw gyda lle tân llawn cymeriad sy'n elwa ar dân llosgi coed.  
Ffenestr ar y wedd ddwyreiniol a drysau paneli gwydr i'r gegin a'r lolfa haul.

#### Ystefell Gawod/Shower Room

1.6m x 1.6m (5' 3" x 5' 3")

Shower unit, wash hand basin, heated towel rail, W.C. and attractive black mosaic tiles to walls. Vinyl sheet floor with falls to floor preformed tray and extract fan and underfloor heating.

Gwaelod cawod gydag uned gawod.

Basn golchi dwylo. Toiled, ffenestr ar yr ochr.  
Teils mosäig du deniadol ar y waliau.

#### Cegin / Kitchen

4.8m x 5.6m (15' 9" x 18' 4")

Range of oak base and wall units with granite worktops with integrated dish washer, space for range cooker with gas (LPG) hob and electric oven in an attractive tiled cooking area and space for an American type fridge freezer.

Central kitchen island for further storage and food prep.

Windows to south, west and north elevations.

Double door with direct access to raised decking and outdoor eating / entertainment area with both underfloor and general lighting.

Tiled floor with underfloor heating.

Cypryddau ar y llawr a'r waliau gyda pheiriant golchi llestri integredig, ffwrn nwy a thrydon wedi'i gosod yn ôl mewn ardal wedi'i theilio'n ddeniadol.

Ynys yng nghanol y gegin i gynnyg lle storio pellach.

Ffenestri ar y wedd ddeheuol a gogleddol a drws i'r ardal ddeciau yn y cefn.

#### Lolfa Haul / Sun Lounge

4.8m x 4m (15' 9" x 13' 1")

Polished porcelain floor tiles, ceiling fan and double glazed double doors and windows (to outside decking entertainment area) and underfloor heating and constructed to maximise the wonderful views of the Tywi valley.

Air conditioning system.

#### Llawr Cyntaf / First Floor

##### Prif Ystafell Gwely / Master Bedroom

4.8m x 4m (15' 9" x 13' 1")

Fitted Wardrobes and makeup desk with vanity area.

Exposed glue laminated pine beam and rafters and limed ash flooring.

Double door opening to Juliette balcony with great view of the Tywi valley.

Air conditioning unit and ceiling fan.

Underfloor heating.

Stereo speakers in the ceiling and twinned with the ensuite speakers.

Cypryddau dillad parod gydag uned aerdymheru uwch eu pennau.

Trawstiau derw agored uwchben. Ffenestr ar y wedd ddeheuol a gogleddol gyda golygfeydd gwych o Ddyffryn Tywi.





**En-Suite**

2.2m x 3.2m (7' 3" x 10' 6")  
Shower Unit with glass surround. W/C.  
Artistic wash hand basin with blue mosaic tiling to floor and walls.  
Jacuzzi type bath.  
Catrin Jones' 'Slumped Glass' screen dividing the room from bedroom.

Uned gawod wedi'i hamgylchynu gan wydr. Toiled.  
Basn golchi dwylo artistig gyda theils mosäig glas ar y llawr a'r waliau.  
Sgrin 'Gwydr Wedi'i Fowldio' Catrin Jones sy'n rhannu'r ystafell wrth ystafell wely.

**Ystafell Gwely / Bedroom 2**

3.3m x 4.1m (10' 10" x 13' 5")  
Window to north and east elevations.  
Radiator.  
Built-in Storage

Ffenestr ar y wedd ogleddol a dwyreiniol. Rheiddiadur.

**En-Suite**

1m x 2.6m (3' 3" x 8' 6")  
Shower Base with shower unit.  
Wash hand basin. W/C.  
Window to east elevation  
Radiator.

Gwaelod cawod gydag uned gawod.  
Basn golchi dwylo. Toiled.  
Ffenestr ar y wedd ddwyreiniol. Rheiddiadur.



**Ystafell Ymolchi / Bathroom**

2.2m x 2m (7' 3" x 6' 7")  
Bath with shower over. W.C.  
Wash hand basin, towel rail and extractor fan.  
Attractive blue wall tiles with oakflooring.  
Window to south elevation.

Bath gyda chawod dros ei ben. Toiled.  
Basn golchi dwylo, rheilen dywelion a ffan echdynnu.  
Teils glas deniadol ar y wal gyda llawr derw.  
Ffenestr ar y wedd ddeheuol.

**Ystafell Gwely / Bedroom 3**

2.8m x 3m (9' 2" x 9' 10")  
Window to east elevation.  
Radiator.  
Built in Storage

Ffenestr ar y wedd ddwyreiniol.  
Rheiddiadur.

**Ystafell Gwely / Bedroom 4**

3.4m x 2.8m (11' 2" x 9' 2")  
Window to east elevation.  
Radiator.  
Built-in Storage

Ffenestr ar y wedd ddwyreiniol. Rheiddiadur.





#### Ystafell Gwely / Bedroom 5

2.1m x 3m (6' 11" x 9' 10")  
Second floor bed, currently used as office space.  
Radiator  
Velux Window to western elevation  
Built-in Storage.

Ystafell ail lawr, a ddefnyddir fel swyddfa ar hyn o bryd.  
Rheiddiadur.  
Ffenestr Velux ar y wedd orllewinol

#### Tu Allan / Outside

Externally, the property benefits from a garage, study and further garden structures within the garden grounds to the rear.  
The terraced gardens to the rear benefits from a tarmacadam which flows from the front down to the reedbed to north.  
The outbuildings currently used for storage purposes have development potential subject to consent to include garden house, artist studio or swimming pool, offering great opportunities to the purchasers,  
Furthermore, there is planning permission to erect a garden store within the garden to cover the footprint area of previous structure. application PL/02170 on Carmarthenshire Planning Portal.



Yng nghefn y tŷ, mae garej, stydi ac adeiladau gardd eraill o fewn ffiniau'r ardd.

Mae'r stepiau yn yr ardd gefn yn elwa ar ffordd darmacadam sy'n llifo i lawr i'r blaen ac i'r corslwyn i gyferiad y gogledd.  
Ceir potensial i ddatblygu'r tai allan, sy'n cael eu defnyddio fel lle storio ar hyn o bryd, a hynny'n amodol ar ganiatâd a allai gynnwys tŷ gardd, stiwdio arlunio neu bwl nofio, gan gynnig cyfleoedd gwych i'r prynwyr.  
At hynny, mae caniatâd cynllunio i godi stordy i'r ardd i orchuddio ardal ôl troed yr adeilad blaenorol, i'w weld yng nghais PL/02170 ar Borth Cynllunio Sir Gaerfyrddin.

#### Gwasanaethau / Services

The property benefits from mains electricity, mains water, LPG gas services for cooker, multi-fuel central heating, air conditioning and private drainage.

Mae'r eiddo'n elwa ar drydan o'r prif gyflenwad, dŵr o'r prif gyflenwad, gwasanaethau nwy LPG ar gyfer y ffwrn, gwres canolog aml-danwydd, aerdymheru a system ddraenio breifat.

#### Council Tax Band

Penallt Uchaf - Band E

#### Cyfarwyddiadau / Directions

From Carmarthen, head east towards Llangynnwr on Heol Llangynnwr for approximately 0.5 miles. Then take a left turn onto the B4300 towards Llanarthne, travel on this road for circa 7.5 miles and take a right turn in Llanarthne village, opposite the Emlyn Arms. Continue travelling on this unnamed road for circa. 0.5 miles taking the first left hand turn heading towards Paxton Tower; the property can then be found on the Paxton Tower Junction on your right hand side.

From Llandeilo, take the A483 towards Ffairfach. On the crossroads, take a right hand turn onto the A476. Continue travelling for 0.5 miles, taking the first right hand turn onto the B4300, remaining on this road for 5.6 miles into Llanarthne. Then take a left turn opposite the Emlyn Arms. Continue on this route and follow instructions as per above Carmarthen route.

Postcode - SA32 8HY will take you directly to property.





O Gaerfyrddin, ewch i gyfeiriad y dwyrain tuag at Langynnwr ar Heol Langynnwr am ryw 0.5 milltir. Yna cymerwch droad i'r chwith i'r B4300 tuag at Lanarthne, teithiwch ar y ffordd hon am ryw 7.5 milltir a chymerwch droad i'r dde i bentref Llanarthne, gyferbyn â'r Emlyn Arms. Ewch ymlaen ar y ffordd ddiennw hon am ryw 0.5 milltir, gan gymryd y troad cyntaf ar y chwith tuag at Dŵr Paxton, yna gellir dod o hyd i'r eiddo ar Gyffordd Tŵr Paxton ar y llaw dde.

O Landeilo, cymerwch yr A483 tuag at Ffairfach. Ar y groesffordd, trowch i'r dde i fynd ar yr A476. Ewch ymlaen am 0.5 milltir, gan gymryd y troad cyntaf ar y dde i'r B4300, ac aros ar y ffordd hon am 5.6 milltir i mewn i Lanarthne. Wedyn, cymerwch y troad ar y chwith gyferbyn â'r Emlyn Arms. Ewch ymlaen ar y ffordd hon a dilynwch y cyfarwyddiadau yn unol â'r ffordd o Gaerfyrddin uchod.  
Bydd y cod post - SA32 8HY yn eich tywys i'r eiddo yn uniongyrchol.

#### Gwyllo / Viewing

Strictly by appointment with the Vendors Agents Rees Richards & Partners.

Please contact Carmarthen Office for further information:

Tel: 01267 612021 Or email [iwan@reesrichards.co.uk](mailto:iwan@reesrichards.co.uk)

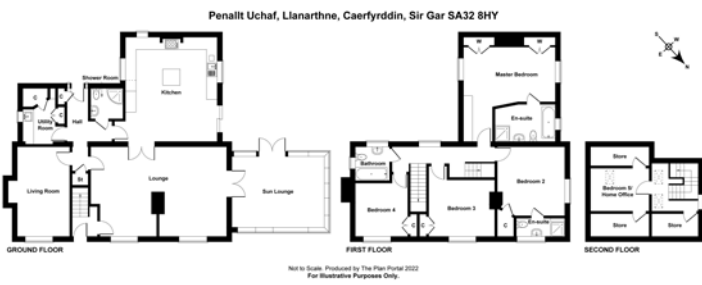
Drwy apwyntiad yn unig gydag Asiantiaid y Gwerthwyr, Rees Richards & Partners.

Cysylltwch â swyddfa Caerfyrddin i gael rhagor o wybodaeth:  
Ffôn: 01267 612021 Neu e-bostiwch [iwan@reesrichards.co.uk](mailto:iwan@reesrichards.co.uk)

#### Positive Covenant

The property will be sold subject to a positive covenant in accordance with the Diogelwn Scheme. Further information available upon request.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**The property has been configured with sustainability, and energy saving autonomy in mind and includes several innovative features.**

The property is well insulated as is reflected in the D(67) rating achieved in the Energy Performance Certificate.

The achieved rating is due to extensive insulation incorporated in both the new and the previous construction being constructed to well above the required insulation standards prevailing at the time.

All Rooms / zones on the ground floor and master bedroom are controlled by programmable electronic thermostats to maintain comfort and energy saving options.

On the first floor the remaining radiators of the wet system have all been fitted with thermostat valves.

The property also benefits from having energy independence (if deemed necessary from mainstream reliance on gas or for that matter from oil).

It should also be noted that this property has several innovative features including a rain water recovery system which allows irrigation of the three lawns and flower beds in times of drought ( a recent phenomenon due seemingly to global warming) , and which also includes a plumbed in system to the main property so that water can be used to flush toilets and save water subject to further plumbing within the property.

In addition further rain water collection is possible with further storage facilities.

The whole of the ground floor and part of the first floor is plumbed for warm water underfloor heating which is used as the central heating system and is ideal for a ground source installation (there is sufficient area within the property demise to install ground source pipework in the lawns / or an air source heating system).

Two panels on the roof for solar water heating can provide much of the domestic water heating requirements, depending of course on the prevailing weather, but it is not unusual for this to provide much of the DHW requirement between May and October.

There is a reed bed for purification of effluent liquor from the septic tanks, built in fans for cooling of the sun lounge and master bedroom as well as an additional multi fuel boiler fed by two log stores (which can operate independently and heat the property) from the oil central heating boiler

Certain rooms have air conditioning units fitted which can be used for both heating and cooling (at times of hot weather)



There are also cupboards internally and externally which can house materials for recycling as well as an unheated larder for storage of perishable items.

The Kitchen has a fully constructed flue (above the range cooker) which if utilised could feed and heat a boiler stove (fed on logs and / or coal) in lieu of the both LPG (heating the hob and the electricity heated oven as well as contributing to the heating system.

The lounge as does the sun lounge have a surround sound wired in capability.

This property has been adapted /constructed with sustainability and energy saving in mind and given the energy issues prevailing it provides flexibility and energy saving opportunities.

There are also several computer/ web connections both on the ground floor and in the external study.