

*A substantial and modern 4 bedroomed detached Family bungalow. Edge of popular Village location with fine views over the Teifi Valley. Llanllwni, West Wales*



**Cae Glas, Llanllwni, Pencader, Carmarthenshire. SA39 9EA.**

**£430,000**

**REF: R/5141/LD**

\*\*\* A substantial and modern detached bungalow \*\*\* 4 bedroomed, 2 bathroomed Family sized accommodation \*\*\* Deceptive, well appointed and tastefully presented \*\*\* Popular edge of Village location enjoying breath taking views over the surrounding countryside and the Teifi Valley \*\*\* Benefiting from oil fired central heating, double glazing and good Broadband connectivity

\*\*\* An extensive plot with front and rear level lawned gardens \*\*\* Block paver pathways and bordered gardens \*\*\* Detached garage with electric up and over door \*\*\* Walled/gated gravelled driveway with ample parking and turning space

\*\*\* Semi rural - At the foothills of Llanllwni Mountains \*\*\* Convenient location within the Village - Close to Lampeter and Llandysul and a 25 minute drive to the County Town of Carmarthen giving access to the M4 Motorway and National Rail Networks \*\*\* A country property deserving early viewing - Prepare to be impressed



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## LOCATION

The property is located beside the A485 Lampeter to Carmarthen road on the edge of the Village of Llanllwni which offers a wide range of Village amenities including Junior School, Convenience Store, Builders Merchants, two Public Houses and Places of Worship. It lies just 2 miles from the Market Town of Llanybydder, 6 miles from the University Town of Lampeter and 14 miles North from the County Town of Carmarthen with a wider range of facilities and direct access onto the M4 Motorway.

## GENERAL DESCRIPTION

A highly appealing and sought after detached bungalow. The property enjoys an edge of Village location providing a fantastic Family home with 4 bedroomed, 2 bathroomed and 3 reception roomed accommodation. It benefits from oil fired central heating, double glazing and good Broadband connectivity.

It sits within a sizeable plot with front and rear level lawned garden areas, being private and not overlooked, and enjoying breath taking views over the surrounding countryside and the Teifi Valley.

It is convenient to the nearby Market Towns of Llandysul, Lampeter and Llanybydder and yet only a 25 minute drive to Carmarthen. A home deserving early viewing and would attract a lot of interest.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## IMPRESSIVE RECEPTION HALL

With UPVC front entrance door, large opening giving access to all living and bedroom accommodation.



RECEPTION HALL (SECOND IMAGE)



## DINING ROOM

13' 3" x 12' 5" (4.04m x 3.78m) into bay.



## LIVING ROOM

16' 6" x 15' 8" (5.03m x 4.78m) into bay. With triple aspect windows, double door though to Hallway.



## SUN LOUNGE

14' 0" x 12' 5" (4.27m x 3.78m). With double aspect windows, patio doors opening onto the rear block paved patio, oak flooring.



## KITCHEN

15' 7" x 14' 0" (4.75m x 4.27m). An impressive oak fitted kitchen with a range of wall and floor units with glazed cabinets, 1 1/2 sink and drainer unit, electric cooker stove, integrated dishwasher, slate flooring.



## KITCHEN (SECOND IMAGE)



## UTILITY ROOM

10' 2" x 6' 8" (3.10m x 2.03m). With fitted wall and floor units with sink and drainer unit, plumbing and space for automatic washing machine, boiler cupboard housing the Worcester oil fired central heating boiler, slate flooring, rear entrance door.



## INNER HALLWAY

With airing cupboard, the water cylinder and under floor heating manifold, two linen cupboards.

## PRINCIPLE BEDROOM 1

18' 9" x 15' 5" (5.71m x 4.70m).



## EN-SUITE SHOWER ROOM

A stylish suite with a walk-in shower with drying area, low level flush w.c., pedestal wash hand basin with lighted mirror, extractor fan.



## FAMILY BATHROOM

A modern and stylish suite comprising of a jacuzzi bath with central tap, floating vanity unit with ceramic wash hand basin with touch screen lighted mirror, low level flush w.c., walk-in shower.



**BATHROOM (SECOND IMAGE)****WALK-IN CLOAK CUPBOARD**

With plumbing in-situ for w.c. and wash hand basin.

**OFFICE AREA/SNUG**

10' 7" x 7' 5" (3.23m x 2.26m).

**BEDROOM 2**

10' 7" x 9' 3" (3.23m x 2.82m).

**BEDROOM 3**

10' 7" x 9' 5" (3.23m x 2.87m). With built-in wardrobes.

**BEDROOM 4**

10' 8" x 9' 5" (3.25m x 2.87m). With built-in wardrobes.

**EXTERNALLY****GARAGE**

20' 8" x 15' 4" (6.30m x 4.67m). With electric up and over door, side service door, various electricity points.



## GARDEN

The property enjoys an extensive plot at the edge of the Village of Llanllwni. It is private with mature hedge rows which are to the front and back providing great Family privacy. To the front of the property lies a level lawned garden area with a range of flower and shrub beds with a path leading to the rear with a block paver patio and pathway with a further lawned area with a raised patio and raised beds.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



## GARDEN (FOURTH IMAGE)



GARDEN (FIFTH IMAGE)



FRONT GARDEN



VEGETABLE GARDEN

To the rear of the garage lies a raised vegetable garden area.

## PARKING AND DRIVEWAY

The property enjoys a walled and gated entrance with an extensive gravelled driveway with ample parking and turning space.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## VIEW FROM PROPERTY



## 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

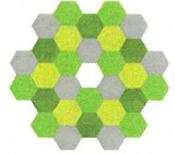
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

## Services

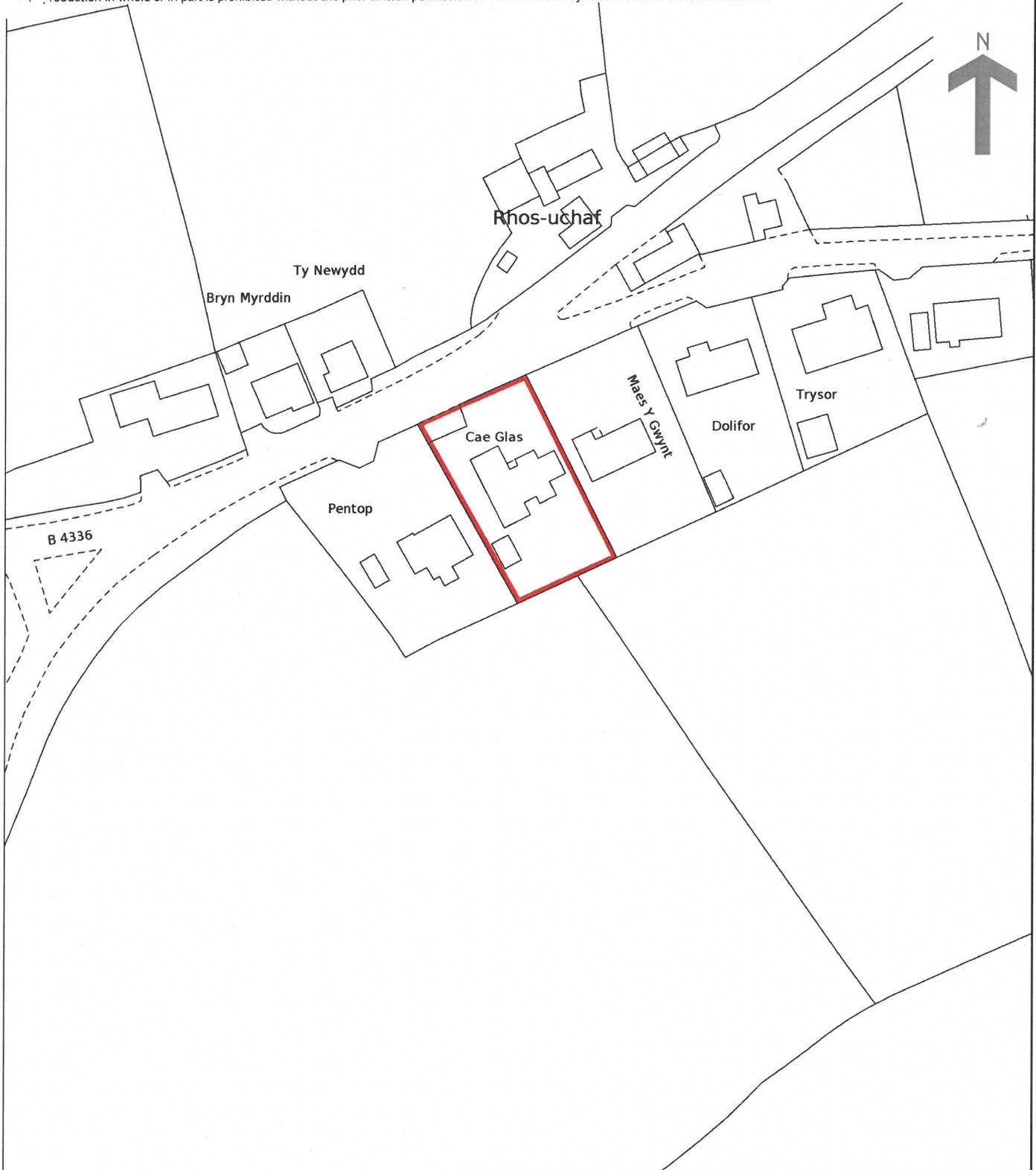
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry  
Official copy of  
title plan

Title number **CYM188179**  
Ordnance Survey map reference **SN4838NW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**



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**Ground Floor**  
Approx. 193.4 sq. metres (2081.3 sq. feet)



**Total area: approx. 193.4 sq. metres (2081.3 sq. feet)**

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

MATERIAL INFORMATION

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**Council Tax:** Band F

N/A

**Parking Types:** Garage. Gated. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** Level access. Level access shower.

**EPC Rating:** C (70)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

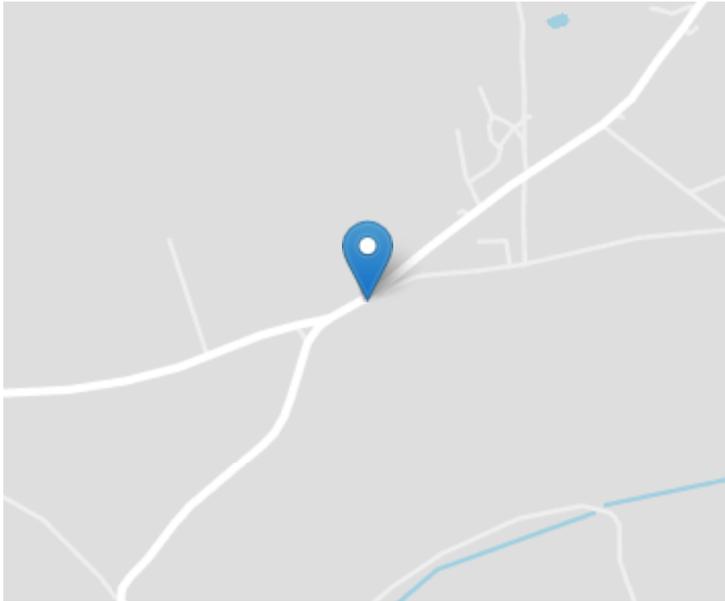
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?**  
No

**The existence of any public or private right of way?** No



## Directions

From Lampeter proceed South West on the A485 Carmarthen road. Continue straight on through the Village of Llanybydder and continue to the Village of Llanllwni. Carry straight on through the Village passing the former Filling Station (Now Celtic Garage) and then the Talardd Arms Public House, both on your left hand side. Continue past T.L. Thomas & Son Builders Merchants and as you leave the Village the property will be seen on your left hand side, 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](mailto:lampeter@morgananddavies.co.uk)

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

To keep up to date please visit our Website, Facebook and Instagram Pages

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(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 

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

**Lampeter Office**  
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