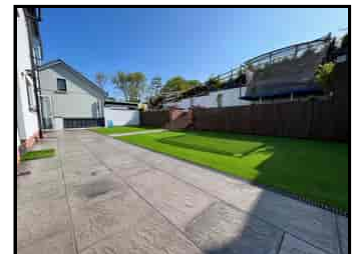
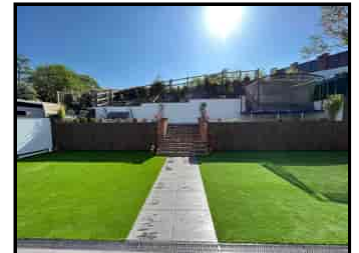


Outstanding 4+ bed property. Near Carmarthen. West Wales.



(Plot 2) Llys Yr Awel, Pantglas, Croesyceiliog, Carmarthen, Carmarthenshire.
SA32 8DS.

**£580,000 Offers in Region of
R/3712/RD**

** Outstanding 4 bed (3 bath) detached house ** Recently completed and finished to the highest standard ** Spacious attic room on the 2nd floor ** Potential for additional bedroom/home working space ** Highly efficient with low running costs ** High quality fixtures and fittings ** Luxurious kitchens and bathrooms ** uPVC double glazing ** A wonderful countryside outlook ** Impressive entrance hallway ** Elevated position with integral garage and parking ** Located within a quiet cul-de-sac **

**** A GREAT OPPORTUNITY NOT TO BE MISSED ****

The property is situated within the rural village of Croesyceiliog being 10 minutes drive from Carmarthen town centre. Carmarthen is the main strategic town north of Swansea having easy access from the A48 and nearby connections to the M4 as well as Network Rail connections to London and is home to a regional hospital and university.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GENERAL

An exceptionally well built property, finished to the highest standard with no expense spared on the fixtures and fittings.

Luxurious kitchen and bathrooms are provided to support the spacious bedroom and living accommodation.

Custom made Ash staircase is provided from the entrance hallway and is a notable feature of the property.

The property provides ample parking and garage space to the front with low maintenance rear garden enjoying wonderful morning sunshine.

The accommodation provides as follows:

Reception Hallway

Accessed via a glass panel door with side glass panel, custom made Ash staircase with glass panels and plinth lighting to 1st and 2nd floors, tiled flooring, multiple sockets, understairs cupboard, spotlights to ceiling.



Cloakroom

A combined oak WC and single wash hand basin on vanity unit, heated towel rail, pattern tiled floor, rear side window, spotlights to ceiling.



Living Room

17' 6" x 14' 5" (5.33m x 4.39m) a grand family living room with dual aspect windows to side, sliding patio doors to front elevation, oak flooring, multiple sockets, TV point.





Open Plan Kitchen, Dining and Family Room

22' 7" x 22' 9" (6.88m x 6.93m) being 'L' shaped, with feature dove grey and anthracite kitchen units with quartz worktop and drainer incorporating an integral fridge/freezer, NEFF dishwasher, NEFF induction hob with extractor over, double oven and grill, fitted microwave, feature central island with breakfast bar and integral wine cooler, 1 ½ stainless steel sink and drainer with mixer tap, window overlooking garden, plinth lighting, tiled flooring, spotlights to ceiling, seating and dining area with ample space for table and sofa with feature rear bi-fold doors to garden and side door to:





Utility Room

8' 0" x 10' 9" (2.44m x 3.28m) fitted with matching grey base and wall units including sink and drainer, plumbing for washing machine, external door to garden and rear window, tiled flooring, side cupboard housing Worcester oil fired boiler and hot water cylinder, integral door to:



Garage

19'0" x 13'9" (5.8m x 4.2m) with electric up and over door, multiple sockets, side window.



FIRST FLOOR

Galleried Landing

Accessed via custom made Ash staircase with ash balustrades and glass panelling, large linen cupboard with shelving and radiator, window to front enjoying countryside views.





Master Bedroom

17' 5" x 14' 7" (5.31m x 4.45m) double bedroom suite with large cathedral style window to front elevation overlooking the village and countryside beyond, 2 x side windows, radiator, multiple sockets, TV point.



Walk In Dressing Room

4' 10" x 8' 10" (1.47m x 2.69m) with radiator and ample space for multiple shelving or fitted cupboards.



En-Suite

8' 10" x 5' 7" (2.69m x 1.70m) with walk in 1600mm wide shower unit with side glass panel, waterfall head, vanity unit with single wash hand basin, WC, fully tiled walls and flooring, heated towel rail, side window.



Rear Bedroom 2

14' 6" x 12' 7" (4.42m x 3.84m) double bedroom, rear window overlooking garden, multiple sockets, radiator.



En-Suite

5' 8" x 8' 7" (1.73m x 2.62m) with enclosed shower unit, WC, single wash hand basin, heated towel rail, side window, tiled flooring, ½ tiled walls.



Rear Bedroom 3

11' 8" x 14' 7" (3.56m x 4.45m) double bedroom, rear

window overlooking garden, radiator, multiple sockets.



Front Bedroom 4

12' 11" x 10' 7" (3.94m x 3.23m) double bedroom, window to front enjoying views over the village and countryside in the distance, radiator, multiple sockets.





Family Bathroom

10' 6" x 10' 4" (3.20m x 3.15m) with feature freestanding bath, 1600mm shower enclosure, single wash hand basin on vanity unit, WC, fully tiled walls, window to rear, heated towel rail, spotlights to ceiling.



SECOND FLOOR

Attic Room

38' 2" x 17' 8" (11.63m x 5.38m) a wonderful open space that has the ability to be split into different rooms if required,

currently offering excellent storage space with potential for additional bedrooms/office/study/play room with 3 x Velux rooflights, side window, under-eaves storage, spotlights to ceiling, multiple sockets, TV point, 2 x radiator.



EXTERNAL

To Front

The property is approached via a private estate road (serving 3/4 properties) onto a private tarmac driveway with ample off-road parking for 3+ vehicles and mature planting borders to front and side footpaths leading through to:



Rear Garden

With artificial grassed area from the extending patio area from the kitchen and dining room with steps leading up to an elevated terrace with artificial grass with ample space for seating and BBQ's with further sloping terrace to rear currently with planting.



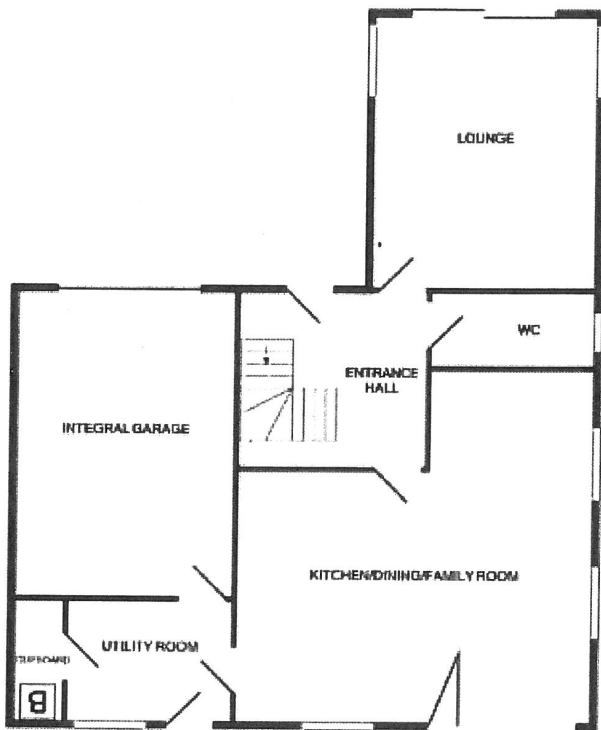


Tenure

The property is of Freehold tenure.

Services

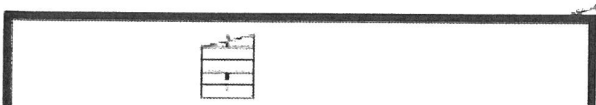
We are advised the property benefits from mains water, electricity and drainage. Oil central heating. Solar panels for electric and heating hot water, underfloor heating throughout ground floor.



GROUND FLOOR
 APPROX. FLOOR
 AREA 1274 SQ FT
 (119 150 M²)



1ST FLOOR
 APPROX. FLOOR
 AREA 1274 SQ FT
 (119 150 M²)



Directions


From Carmarthen take the A484 passing Morrisons supermarket onto Pibrlywd roundabout where you take the last exit to Croesyceiliog and Bro Myrdding comprehensive school. Continue along this road for approximately 1 miles travelling into the village of Croesyceiliog and down hill, turn left into Pantglas development. Proceed to the top of the hill bearing right and Llys yr Awel is the 2nd property on your left.

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

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	87	87
(69-80) C		
(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 :

Carmarthen Office
11 Lammas St
Carmarthen
Carmarthenshire
SA31 3AD

T: 01267 493444

E: carmarthen@morgananddavies.co.uk

www.morgananddavies.co.uk



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