

*Individually designed, superior 5 bedroom detached residence with detached double garage.
Popular semi-rural village of Bancyffordd, Llandysul, West Wales.*



Gorwel, Bancyffordd, Llandysul, Carmarthenshire. SA44 4RY.

£495,000

Ref R/4937/ID

**** Individually designed and substantial 5 bedroom (1 en-suite) detached residence ** Located in the popular semi-rural hamlet of Bancyffordd, near Llandysul ****
Only a short drive to the historic town of Llandysul ** High quality living accommodation throughout ** Detached double garage ** Sizable garden & grounds bordering onto open fields at the rear ** Picturesque views over countryside towards the Preseli mountains ** Perfect family home ** Double glazing throughout & oil fired central heating ** Downstairs under floor heating ** 25 minute drive to the Cardigan Bay coastline **

The accommodation provides - Reception Hall, Kitchen, Dining Room, Downstairs Bedroom/Office, Sun Room, Utility Room, Lounge. First Floor - 4 Double Bedrooms (1 en-suite). Second Floor - Attic Room.

Gorwel is situated in the semi-rural village of Bancyffordd, being conveniently situated some 2 miles from the former market town of Llandysul with its range of local shops, schooling, doctors surgery, places of worship. The property is some 20 minutes from the Cardigan Bay coastline and 20 minutes from the larger urban contribution of Carmarthen which offers a wide range of facilities and services including local and national retailers, cafes, bars, restaurants, public transport connectivities and access to the National Rail Network and the M4, regional hospital and university.



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GENERAL

Individually designed and constructed in 2000 by a local reputable builder, of timber frame construction under a slate roof with decorative stonework to the front elevation. Gorwel stands in an elevated plot, making the most of the picturesque countryside views as far as the Preseli mountains.

The property is finished to a high quality throughout and offers a perfect spacious family home. Must be viewed internally to be fully appreciated!

Central Reception Hall

24' 4" x 26' 6" (7.42m x 8.08m) An impressive open and spacious reception hall via uPVC half glazed door to front, bespoke oak staircase leading to the first floor, uPVC sash window to front and door into -





Front Living Room

19' 8" x 16' 6" (5.99m x 5.03m) with dual aspect double glazed sash windows to front and side, LPG real flame woodburning stove on a slate hearth, TV point, wall lights.



Kitchen

16' 6" x 13' 1" (5.03m x 3.99m) with an excellent range of good quality base and wall cupboard units with Formica working surfaces above, matching island unit with granite working surface, inset single drainer sink with mixer tap, 5 ring LPG hob with modern extractor above, NEFF electric fan assisted oven with NEFF microwave and grill above. Central breakfast bar, spotlights, 2 double glazed sash windows to front with views over open countryside, glazed French doors leading to -





Dining Room

16' 4" x 13' 10" (4.98m x 4.22m) Open plan from the reception hall, with spotlights to ceiling, 2 double glazed windows to side.



Office / Bedroom 5

16' 4" x 13' 9" (4.98m x 4.19m) 2 double glazed windows to rear, full length bespoke Oak book cases with display units.





Sunroom

25' 9" x 9' 10" (7.85m x 3.00m) being one of the main features of the house with vaulted ceiling having 3 Velux windows all with electronic shutter blinds, good quality oak flooring, dwarf walls, panoramic double glazed windows. French doors to rear patio area.





Utility Room

12' 4" x 10' 6" (3.76m x 3.20m) with laminate flooring, plumbing for automatic washing machine, space for American fridge/freezer, single drainer sink, side entrance uPVC door.



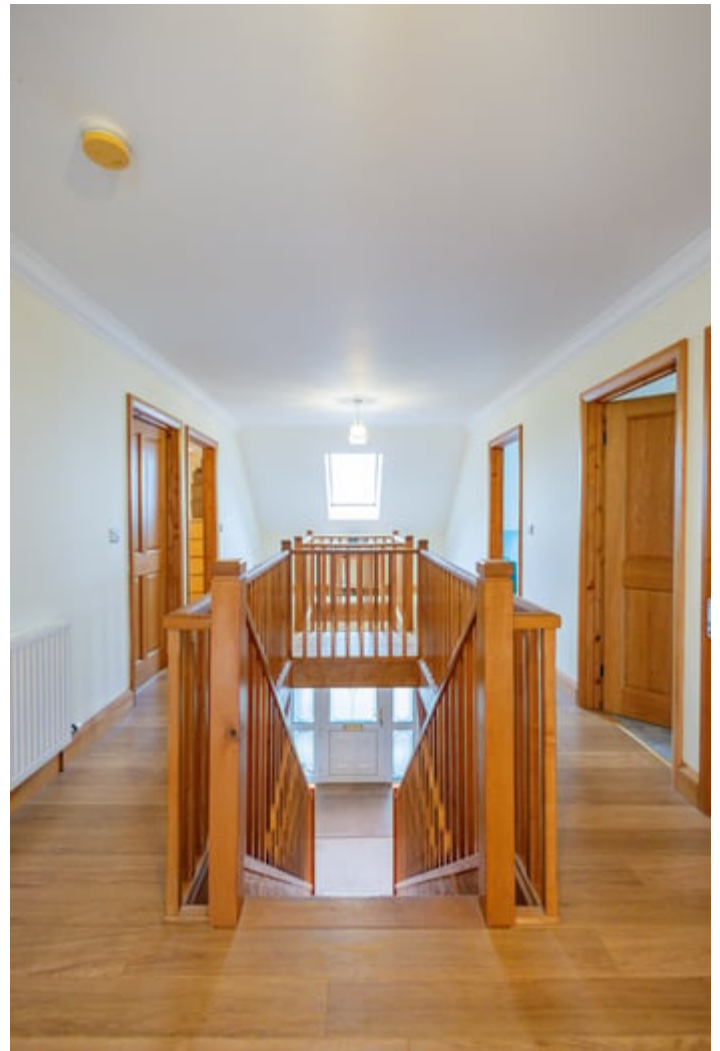
Ground Floor Shower Room

16' 4" x 7' 2" (4.98m x 2.18m) with a modern white suite comprising of an enclosed shower cubicle with mains shower above, low level flush WC, panelled bath with hot/cold taps, pedestal wash-hand basin, stainless steel heated towel rail, frosted window to side.



FIRST FLOOR

Feature Gallery Landing



With central oak banisters, balcony overlooking the sun room, Velux window to front, large airing cupboard to side and stairs leading to the Attic Room and doors into -





Front Principal Bedroom 1



19' 7" x 16' 6" (5.97m x 5.03m) with part vaulted ceiling, large picture window to front, range of good quality fitted wardrobes to one elevation, spotlights to ceiling with door leading to -

En-suite Shower Room



9' 10" x 3' 11" (3.00m x 1.19m) with a 3 piece suite comprising of enclosed shower unit with mains shower above, low level flush WC, vanity unit with ornate bowl sink, fully tiled walls and slated floor.

Rear Double Bedroom 2



18' 0" x 16' 6" (5.49m x 5.03m) with vaulted ceiling, spotlights, double glazed window to rear with views over open countryside.

Front Double Bedroom 3

16' 4" x 14' 9" (4.98m x 4.50m) with 2 roof balcony Velux with views over open countryside towards the Preseli mountains, laminate flooring, spotlights to ceiling.





Side Double Bedroom 4

15' 5" x 12' 9" (4.70m x 3.89m) with double glazed window to side, large built in storage cupboard, spotlights to ceiling.



Family Bathroom



13' 6" x 8' 0" (4.11m x 2.44m) with a 4 piece white suite comprising of panelled bath, hot/cold taps, pedestal wash-hand basin, low level flush WC, closed shower and cubicle with mains shower above, wall mounted stainless steel towel rail, fully tiled floor and walls.

Attic Room

43' 11" x 11' 5" (13.39m x 3.48m) useful hobby room, but could provide 2 additional bedrooms if required.





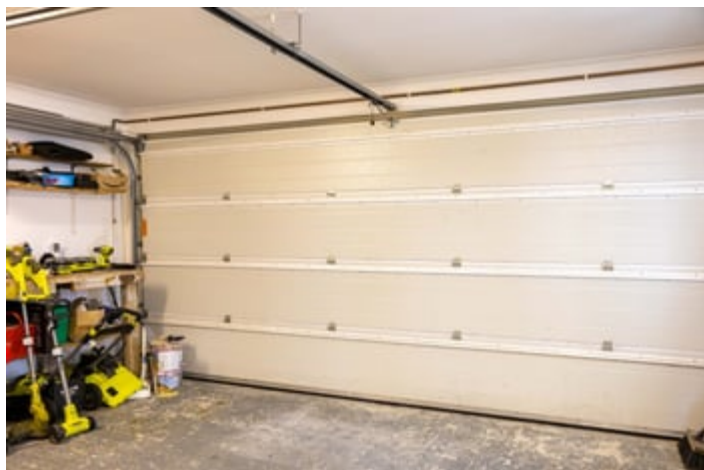
EXTERNALLY

To the Front



Paved forecourt with ample private parking space for 5-6 cars. Good sized lawn area and access to the -

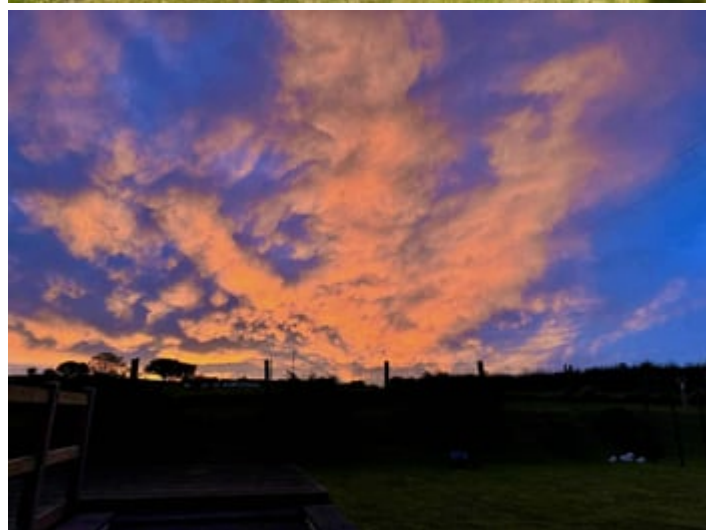
Detached Double Garage



17' 7" x 17' 3" (5.36m x 5.26m) with electric up/over door, housing a Grant oil fired boiler for the central heating, electric roller door, useful space for storage, work benches, electric car charger point. Pathways leading to -

To the Rear





A sizeable rear garden space bordering onto open fields mostly laid to lawn with raised decking area and useful timber shed with cover - perfect for a BBQ area. Haven for local wildlife.

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.

VIEWING ARRANGMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@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 Pages

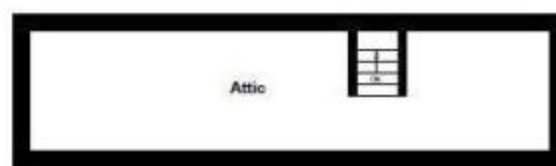
Services

The property benefits from - mains water, electricity and private drainage to septic tank. Full double glazing, central heating and LPG hobs. Downstairs under floor heating.

Fibre Optic broadband to the property of 1.6GB/second.

Council Tax Band - G (Carmarthenshire County Council)

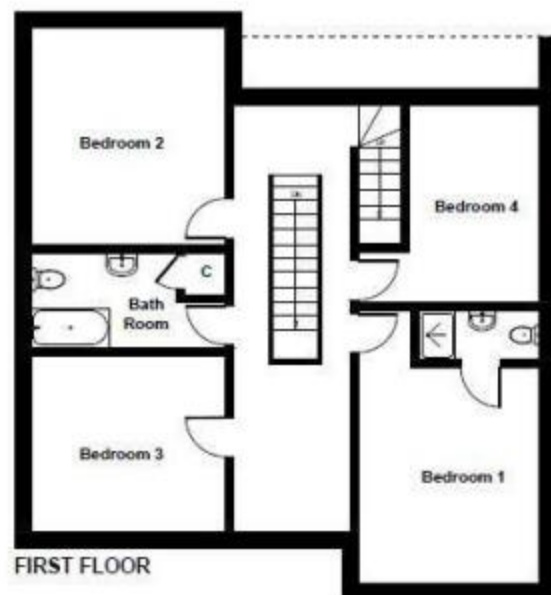
Tenure - Freehold



ATTIC



GROUND FLOOR



FIRST FLOOR

MATERIAL INFORMATION

Council Tax: Band G

N/A

Parking Types: Driveway. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (69)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

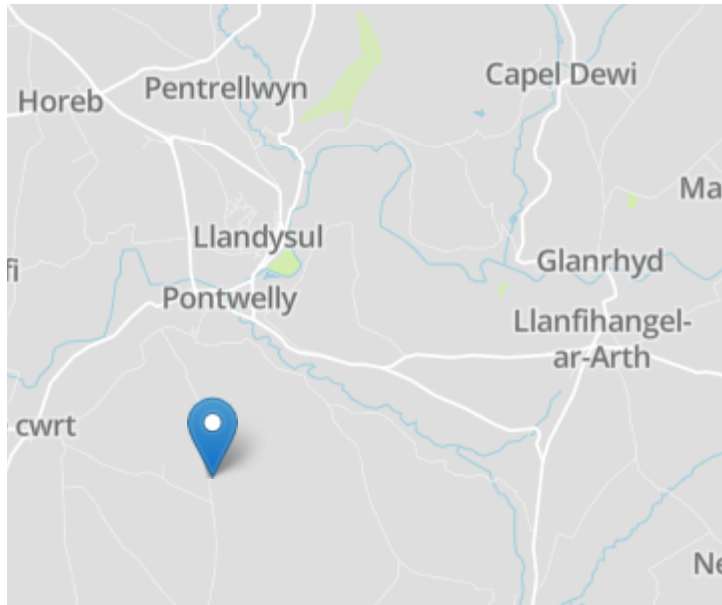
Any risk of coastal erosion? No

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

Travelling from Aberaeron south on the A487 coast road into the village of Synod Inn and at the main crossroads turn left on the A486 Carmarthen road and continue for approximately 10 miles and at the first roundabout opposite the Gomer printers take the second exit and proceed on the bypass and at the bottom of the hill take the first right and turn immediately left into Pontwelly and take the first right hand just before the Premier stores and continue along this road for approximately 2 miles until you reach the village of Bancyffordd. Gorwel can be seen on the left hand side as identified by the Agents 'For Sale' board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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