

Quality New Build with High Specification Finishes. Rural but Convenient Location in The Heart of The Towy Valley Between Carmarthen & Llandeilo. Desirable Property in Popular Location



Cartref, Dryslwyn, Carmarthen. SA32 8RE.

£575,000

R/4510/NT

Superb spacious new build in the picturesque Towy valley between Carmarthen and Llandeilo. This property has been built to an excellent specification and ideally suited for the modern family. Open plan Kitchen, dining and sitting area with bifold doors looking out onto the rear patio and garden area. Under floor heating with an air source heat pump. 2 further reception rooms one of which could be used as bedroom 5 if required. 4 Double bedrooms with the master having a walk in wardrobe and en suite. The windows in the property let in natural light and some superb Towy Valley views are enjoyed from the property. Overflowing with extras which include, engineered Oak flooring, carpets, glass finish balustrade, under floor heating, superb kitchen with all Neff utilities including double oven and double fridge/ freezer, solid Silestone worktops and splash backs. Lovely Island Breakfast Bar and Neff built in dishwasher and 5 Ring Induction hob and Wine cooler.

Tarmac drive and parking area with front and rear lawned garden, steps and ramp access with pillared oak storm porch to front. Rear patio area off the bifold doors from the kitchen area. Level lawned garden to rear



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

Property Features.

** Solar Panels. ** Air Source Heat Pump. ** Hand Made I Build Kitchen. ** Engineered Oak Flooring & Carpets. ** Ground Floor Under Floor Heating System (Zoned). ** Integrated Neff Appliances inc. Two Fridge & Freezers. ** Double Oven ** Dish Washer ** Induction Hob ** Tarmac Drive. ** Black Limestone Patio Finish. **

Location

Picturesque and filled with natural beauty the Towy Valley with the meandering river through the valley flowing to the sea at Carmarthen Bay. The river famed for its salmon, sewin and sea trout fishing also brings wildlife to the area and watch the Redkites fly above. Castles are viewed on mountain tops and Paxton Tower in the distance. The chick town of Llandeilo id 6 miles approx with boutique's, bars and popular eateries, schools and shops etc. The county town of Carmarthen is 10 miles approx with excellent facilities, schools and university. M4 dual carriageway connection at Cross Hands is 8 miles approx. Aberglasney and National Bottanic gardens of Wales, Dryslwyn and Dynefor Castle are nearby.

Hallway

Staircase with Glass and oak finish. Understairs store cupboard and doors to

Lounge

4.8m x 4.38m (15' 9" x 14' 4")

Double Glazed Window to front.

Sitting Room / Bedroom 5.

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

Double Glazed Window to front.

Kitchen Area.

4.8m x 4.3m (15' 9" x 14' 1")

Range of base units Silestone none mark worktops and splashbacks. Matching wall units. Soft closing doors and drawers. Saucepan drawers, Neff appliances includes, 2 x fridge freezers, indesite electric hob, 2 x ovens, wine cooler and dishwasher. Matching Island with breakfast bar & cupboards and engineered oak flooring. Inset spotlights over. Window to side and bi fold doors to patio area to rear. Opening to



Dining Area

3.9m x 2.9m (12' 10" x 9' 6")

Opening out to



Living Area

6.4m x 4.2m (21' 0" x 13' 9")

2 x Windows to rear, Bi Fold doors to patio area.

Engineered Oak flooring.



Utility

3.1m x 1.77m (10' 2" x 5' 10")

Base units with worktops over, sink unit with single drainer. Plumbing for washing machine and tumble

drier. Side entrance door, airing cupboard with pressurized tank system and door to

Toilet

WC vanity wash hand basin.

Landing

Oak staircase and custom glass finish. Double glazed window with countryside views to front and seating area for the quiet moment. Radiator and doors to.



Bedroom

4.8m x 3.7/ 4.3m (15' 9" x 12' 2")

Double aspect to front and side. Radiator.



Bedroom

4.8m x 3.6/2.98m (15' 9" x 11' 10")

Double glazed window to rear and radiator.



Bedroom

4.3m x 4.16m (14' 1" x 13' 8")

Double aspect to side and rear. Radiator. 2 x double doors to fitted wardrobe 4.68m long. Door to



En Suite

3.8m x 1.9m (12' 6" x 6' 3")

Large Shower cubicle 1.9m long with open end, WC, vanity wash hand basin with courtesy light and anti mist mirror over. Opaque double glazed window to rear. Chrome heated towel radiator and radiator. Porcelain tiled floor. Extractor fan.



Bathroom

3.7m x 2.7m (12' 2" x 8' 10")

Vanity Wash Hand Basin. Shower cubicle 1.2m long. WC. Free standing Oval bath with mixer tap attachment with waterfall tap. Chrome towel radiator. Porcelain tiled floor, opaque double glazed window to side. Additional Radiator.



Bedroom

4.8m x 2.8m (15' 9" x 9' 2")

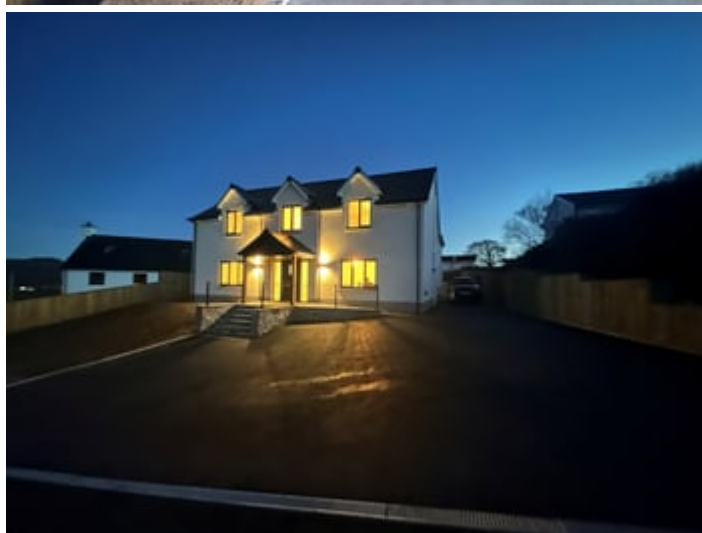
Double glazed window to front and radiator.



Externally

Tarmac drive and parking area to front and side up to 6 cars. Water tap and electric power point. Front lawned garden area. Steps with black Kadapha limestone solid finish steps and ramp to front covered porch with oak pillars. Rear patio area finished with Kadapha limestone finished slabs with level lawned garden beyond.

Garden Shed 4.9m x 2m with water tank system for house sprinkler system. The boundary is finished in ship lap wood finish.





Services

Mains water, electric and private digester system drainage. Air source heat pump and solar panels.

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax

The property is a new build and has not been assessed yet. .

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 License and a Credas AML Check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway.

Heating Sources: Air Source Heat Pump. Solar.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: Level access.

Mobile Signal

4G great data and voice

Construction Type

Traditional

EPC Rating: B (85)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

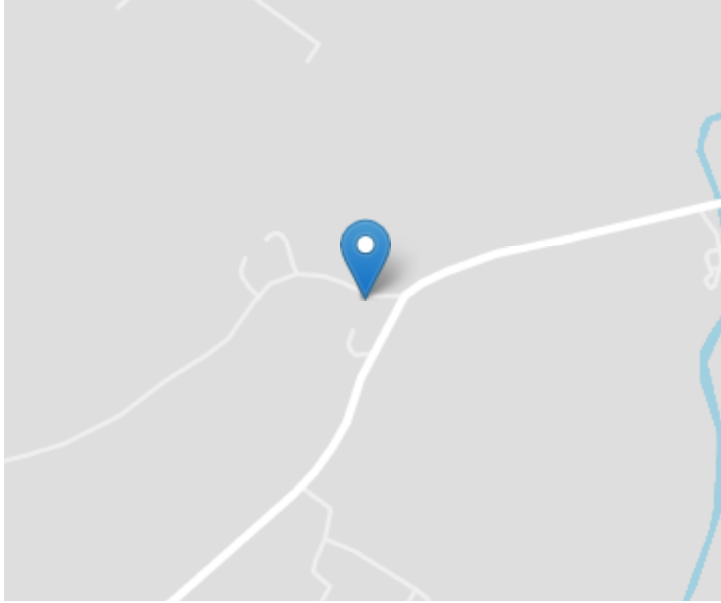
Any risk of coastal erosion? No

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

Directions : From Carmarthen take the A 40 east towards Llandeilo. Travel through Abergwili, Whitemill and Nantgaredig. Pass the old Halfway Public House and Wern Garage animal feed depot. Carry on the road for half a mile and turn left (Before Cwrt Henry village) and the property will be found immediately on the left.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	85
(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



Regulated by

RICS