

*A most attractive and imposing Victorian residence set in an acre of beautifully presented grounds.  
Sought after rural location. Llandysul - West Wales.*



**Beechwood, Dol Llan Road, Llandysul, Carmarthenshire. SA44 4RL.**

**£545,000**

**Ref R/4620/ID**

**\*\*A most attractive and imposing Victorian residence\*\*Set in an acre of extensive and well maintained grounds\*\*Spacious 4 bed accommodation\*\*Sought after semi rural location with outstanding views over open countryside and over Llandysul\*\*A wealth of charm and character features throughout\*\*Perfect family home\*\*A real home to cherish\*\*Double Garage\*\*Double Glazing throughout\*\*Oil fired central heating\*\*Semi-detached\*\***

The property comprises of entrance hall, lounge, drawing room/2nd reception room, dining room, kitchen. First floor - 3 double bedrooms and 1 single bedroom/office, separate wc. and bathroom.

The property is positioned in an elevated location on Dol Llan road with lovely country views and views over the town of Llandysul. The property is a 5 minute drive from the town which offers a range of amenities including primary and secondary schooling, range of local retailers, public houses, restaurants, cafes, doctors surgery and much more. The property is only some 25 minute drive from the Cardigan Bay coastline at Llangrannog, New Quay, Penbryn and Tresaith.

Also a 25 minute drive from the County town of Carmarthen and the gateway to the M4 motorway and national rail connections.



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## GENERAL

Beechwood was built circa 1900 and offers a wealth of original Victorian features such as decorative covings, ceiling roses and arches. Large bay windows to front, 8" skirtings, original staircase and original stained glass.

Since acquiring the property over 30 years ago the current vendors have invested significantly in the sympathetic renovations of the property and it now offers immaculately presented family home full of charm and character.

The accommodation provides as follows -

## GROUND FLOOR

### Entrance Hall

6' 0" x 12' 4" (1.83m x 3.76m) via half glazed upvc door with stained glass inset, stained glass side panels and fan light, decorative covings, ceiling rose, tiled flooring, central heating radiator, original staircase to first floor with understairs storage cupboard. Door into -



### Lounge

21' 0" x 13' 0" (6.40m x 3.96m) into bay window to front with outstanding views over the garden and countryside, a spacious family room with LPG Realflame gas fire with ornate surround, central heating radiator, TV point, 8" skirts and decorative covings, wood effect tiled flooring, large double glazed window to rear.







### Drawing Room/Reception Room

19' 8" x 14' 0" (5.99m x 4.27m) with large bay window to front, again with views over the garden, open fireplace with surround, bespoke Oak alcove cupboards and base cupboards to one wall, 8" skirting and decorative coving, TV point.





## Rear Entrance Hall

6' 3" x 6' 8" (1.91m x 2.03m) via half glazed entrance door to side, archway leading to -

## Dining Room

14' 0" x 15' 0" (4.27m x 4.57m) a lovely dining room, 6ft patio doors to rear patio, LPG Realflame stove on a raised hearth, Oak mantle above, tiled flooring, wall lights, central heating radiator.



## Kitchen

16' 2" x 8' 3" (4.93m x 2.51m) a bespoke kitchen made by a reputable local joiner comprising of solid Oak base and wall cupboard units with granite working surfaces and up stands above, inset double Belfast sink with mixer tap above, Rangemaster electric oven with 6 ring LPG Gas hob above, tiled splash back, tiled flooring, hidden storage compartments, under counter lights, 2 double glazed windows to front, plumbing for automatic washing machine, space for tall fridge freezer.



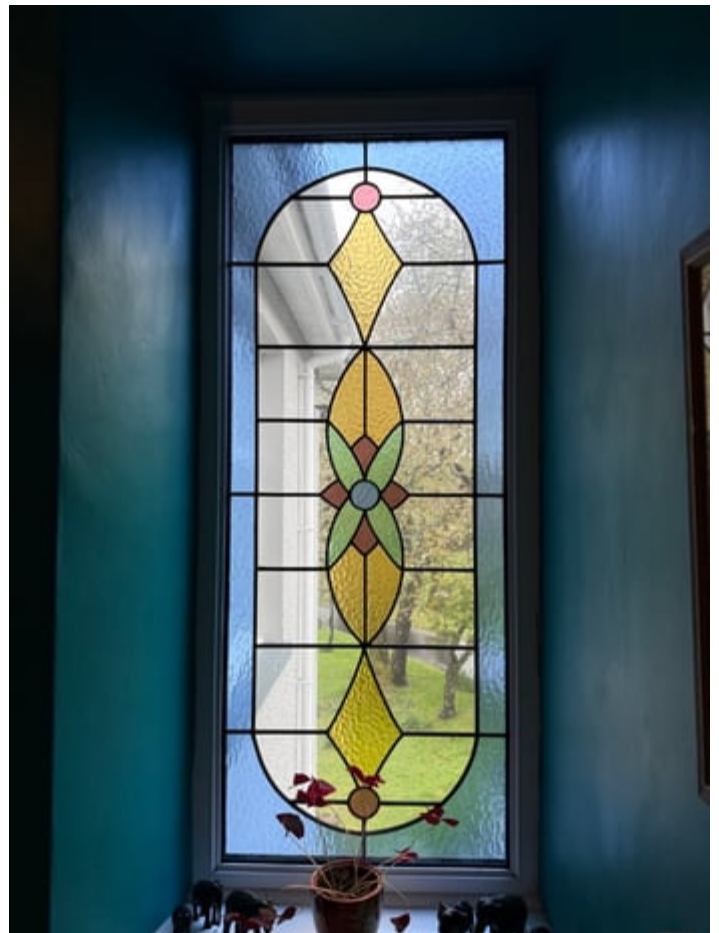




## FIRST FLOOR

### Split Landing

17' 6" x 18' 5" (5.33m x 5.61m) max via original staircase, access hatch to loft, door into -



### Front Master Bedroom 1

21' 0" x 13' 0" (6.40m x 3.96m) into bay window to front with lovely elevated views over open countryside and the town of Llandysul, double glazed window to rear, modern wash hand basin, good quality wardrobe units and TV point.







**Front Double Bedroom 2**

19' 3" x 12' 8" (5.87m x 3.86m) into bay window with elevated views, fitted wardrobes, inset wash hand basin, central heating radiator, TV point.



**Front Single Bedroom 3 / Office**

7' 5" x 8' 8" (2.26m x 2.64m) with double glazed window to front, central heating radiator, exposed timber flooring.



**Rear Double Bedroom 4**

12' 1" x 14' 2" (3.68m x 4.32m) with double glazed window to rear, alcove storage cupboards, exposed timber flooring, central heating radiator.







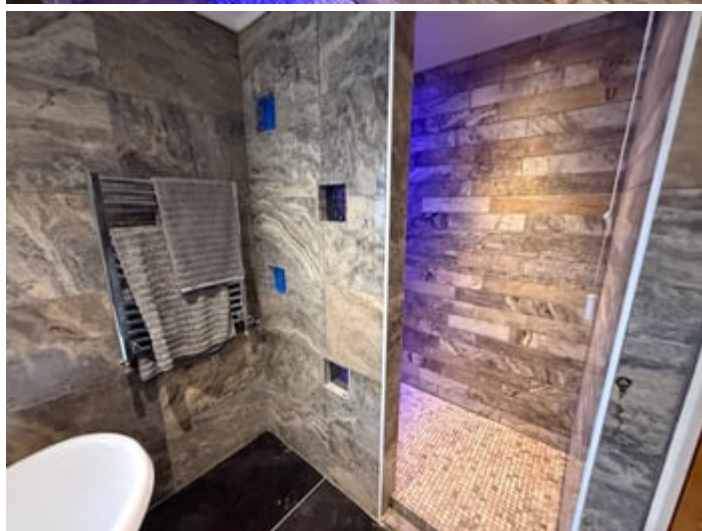
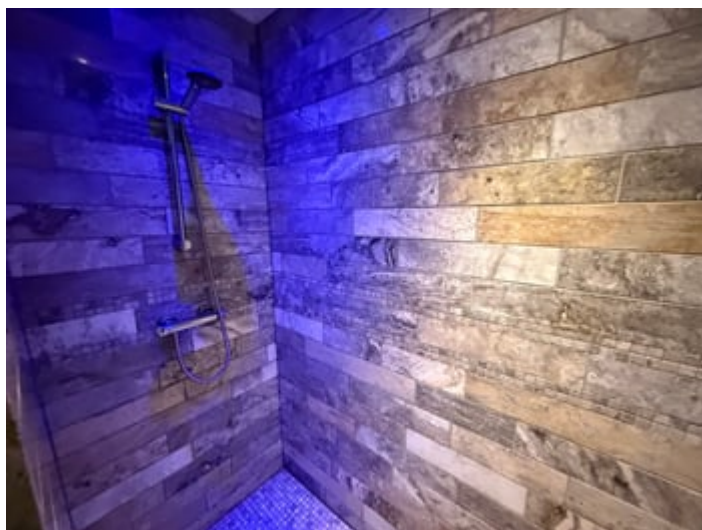
### Separate W.C.

3' 0" x 6' 8" (0.91m x 2.03m) with frosted window to side, low level flush w.c. and pedestal wash hand basin,.



### Bathroom

8' 9" x 14' 7" (2.67m x 4.45m) a three piece contemporary suite with roll top slipper bath with mixer tap and shower head above, walk in shower unit with mains power shower head above, pedestal wash hand basin, fully tiled walls and floor, spot lights to ceiling, tall modern central heating radiator and heated towel rail, illuminous mirror, frosted window to side.



## EXTERNALLY

### To The Front

One of the main attractions of this property is its extensive gardens and grounds amounting to an acre or thereabouts.

The property is approached by an attractive tarmac drive leading ample parking and turning space and access to -





### Double Garage

Section 1 - 9' x 22' with electric roller doors, power connected, outside tap.

Section 2 - 13' x 22' with electric roller doors, power connected, outside security light.

### The Garden and Grounds

The gardens are laid to an extensive lawned area with a plethora of mature trees, hedgerows, flowers and shrubs that include a beautiful Magnolia tree that sits centrally within the

lawns,

Also a Yew tree, Canadian Maple tree, Weeping Birch Tree and Scots Pine tree.

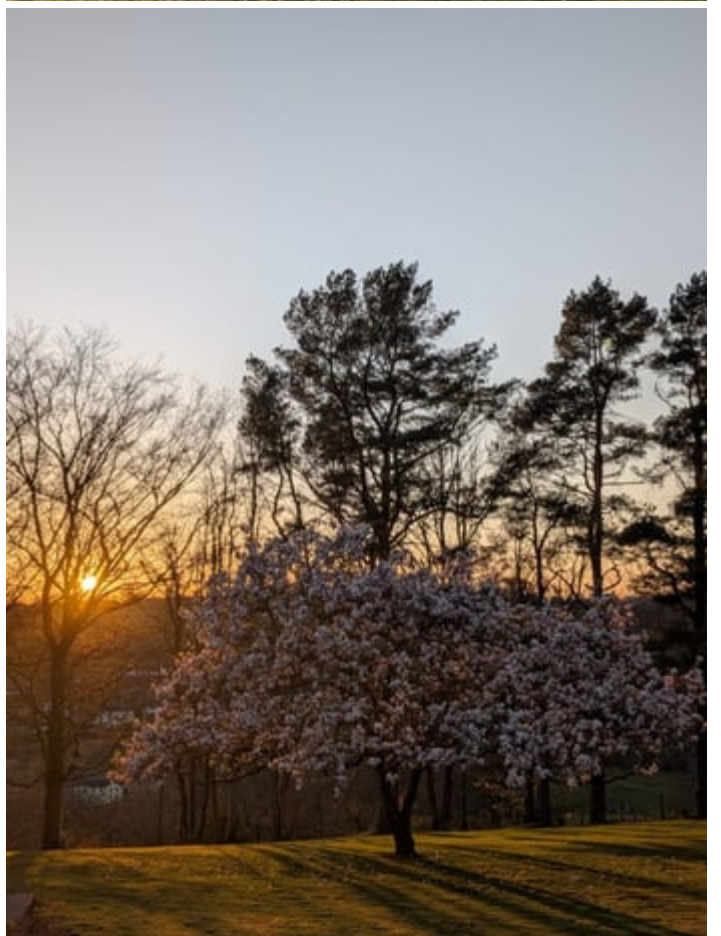
The grounds are mostly laid to extensive lawned areas.

There are a variety of fruit trees which include plum and apple trees.

Also a cherry blossom tree and a lovely outside area with dry stone walling.









### **To the Rear**

A lovely patio area laid to slabs. Pathways around the property laid to slabs.

The patio can be accessed off the dining room and perfect for alfresco dining.

### **NOTE -**

Please note the neighbours have right of access over the drive which we believe is in emergencies only and has only been used once during the vendors 30 year occupancy.

### **MONEY LAUNDERING REGULATIONS**

### **VIEWING**

### **Services**

We are advised that the property benefits from mains water and electricity. Private drainage to septic tank. Oil fired central heating. Double Glazing throughout. Fibre optic broadband.

Council Tax Band F (Carmarthenshire County Council).



## MATERIAL INFORMATION

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**Council Tax:** Band F

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G great data and voice

**EPC Rating:** E (39)

**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

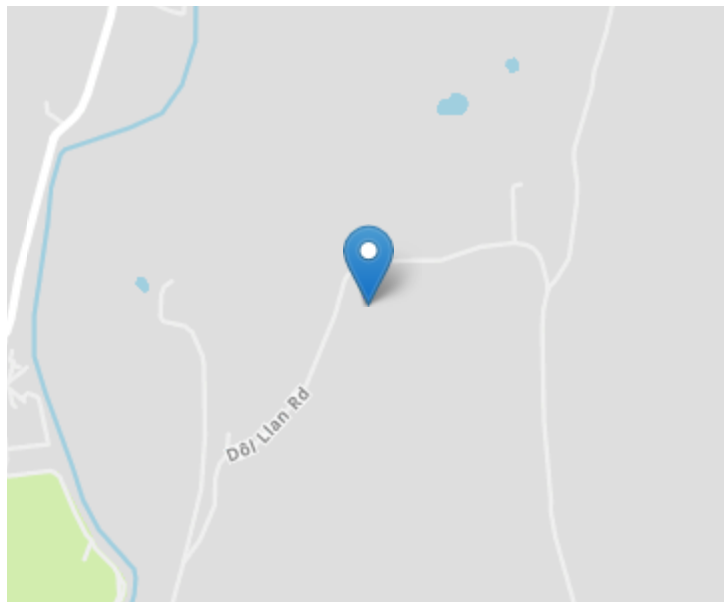
**Is the property listed?** No

**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 Llandysul town centre proceed south towards Pontwelly, passing the Llandysul Paddlers, then taking a left onto Carmarthen Road. Continue up along this road, taking the 1st left hand junction, past the garage, continue on this road for approximately ½ a mile until you get to Dol-Llan Mansion, take the fork right hand turning, continue along the road for another ¼ of a mile and you will see the property on the right hand side as identified by the agents for sale board.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>39</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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