

A highly desirable approximately 4 acre Village smallholding with a 3/4 bed roomed detached bungalow, lovely gardens, large paddocks and enjoying fine views over the Teifi Valley. Llanllwni,



Golygfa, Llanllwni, Pencader, Carmarthenshire. SA39 9EA.

£465,000

REF: A/5320/LD

*** A charming and highly sought after Village smallholding *** Set nicely in approximately 4 acres *** Well presented and spacious 3/4 bed roomed, 2 bathroomed detached bungalow *** Benefitting from oil fired central heating, double glazing and good Broadband connectivity

*** Lovely well kept gardens *** Hobby room/studio/gym being fully insulated with electricity connected *** One large paddock being well kept, fenced and enjoying roadside gated access point *** Ideal for Animal keeping *** Magnificent views over the Village of Llanllwni and the Teifi Valley beyond

*** Edge of popular Village position yet nicely tucked away *** Convenient to the Towns of Carmarthen, Llandysul and Lampeter *** Semi rural - At the foothills of Llanllwni Mountains *** A home deserving early viewing - Contact us today



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CARMARTHEN
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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, 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 to the M4 Motorway.

GENERAL DESCRIPTION

A well presented and nicely positioned Village smallholding. The property offers a charming detached bungalow with 3/4 bedrooomed accommodation with 2 bathrooms. It enjoys an elevated position overlooking its own land, the Village of Llanllwni and the Teifi Valley beyond. The property benefits from oil fired central heating, double glazing and good Broadband connectivity.

A particular feature of the property is its well kept gardens located to the side and rear of the property with good level lawned areas along with various patios, side poly tunnel, summer house and garden store.

A property with a lot to offer in a stunning location, being rural but not remote, and convenient to nearby Towns.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT ENTRANCE PORCH

Leading to

RECEPTION HALL

With radiator.



SITTING ROOM

14' 2" x 8' 9" (4.32m x 2.67m). With radiator.



KITCHEN

14' 2" x 12' 0" (4.32m x 3.66m) A modern fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric oven, 4 ring hob, plumbing and space for dishwasher, picture window enjoying views over the rear garden and the Teifi Valley beyond, radiator.



KITCHEN (SECOND IMAGE)



UTILITY ROOM

9' 7" x 8' 0" (2.92m x 2.44m). With fitted floor and wall units with plumbing and space for automatic washing machine and tumble dryer, tiled flooring, rear UPVC door to the garden area.



W.C.

With low level flush w.c., and wash hand basin.

HOBBY ROOM/PLAY ROOM/POTENTIAL BEDROOM 4

18' 9" x 7' 2" (5.71m x 2.18m). With a Fire Bird oil fired central heating boiler running all domestic systems within the property, sliding doors to the front driveway, access to a part boarded loft space.



INNER HALLWAY

With access to a part boarded loft.

LIVING ROOM

16' 9" x 11' 8" (5.11m x 3.56m). With a modern tiled fireplace, sliding patio doors to the raised decking area.



BEDROOM 2

11' 2" x 8' 0" (3.40m x 2.44m). With fitted wardrobes and side tables.



BEDROOM 3

11' 2" x 7' 9" (3.40m x 2.36m). With high quality Bespoke fitted wardrobes, radiator.



PRINCIPLE BEDROOM 1

11' 9" x 10' 7" (3.58m x 3.23m). With fine views to the rear over the garden and the Teifi Valley, Bespoke fitted wardrobes and side tables, radiator.



SHOWER ROOM

Comprising of a 3 piece suite with a walk-in shower facility, low level flush w.c., pedestal wash hand basin, radiator.



EN-SUITE TO PRINCIPLE BEDROOM 1

A modern 3 piece suite with a corner shower cubicle, low level flush wc., pedestal wash hand basin, electric wall heater.



EXTERNALLY

DETACHED STUDIO/GYM/HOBBY ROOM

15' 2" x 7' 3" (4.62m x 2.21m). A flexible and multi purpose outdoor space being fully insulated and with electricity connected. Would offer itself nicely as a studio, gym or office, etc.



GARDEN

A particular feature of this stunning country residence is its well kept garden area and has been a labour of love to the current Owners for many, many years. It enjoys a terraced rear garden area with raised decking that leads down to a level lawn, gravel and patio area with numerous outdoor seating and entertaining space, all of which enjoying breath taking vista points over their own paddock and the surrounding countryside, and especially the Teifi Valley.

FRONT GARDEN



REAR GARDEN



REAR GARDEN (SECOND IMAGE)



REAR GARDEN (THIRD IMAGE)



RAISED DECKING



PARKING AND DRIVEWAY

To the front of the property lies an attractive stone walled boundary with a tarmacadamed driveway having ample parking and turning space for a number of vehicles and having good access onto the garden areas.

SUMMER HOUSE

With electricity connected.



STORAGE UNIT

POLY TUNNEL

With central concrete flooring.



GARDEN SHED

With covered seating area.



VEGETABLE GARDEN



THE LAND

In total the property extends to approximately 4 ACRES having prolific quality pasture and enjoying mature hedge row, having been fenced and having good roadside gated access point. The lends itself nicely as a smallholding, for keeping Animals or for Equestrian purposes, especially with it being within close proximity to Llanllwni Mountain Range.



LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



LAND (FOURTH IMAGE)



FRONT OF PROPERTY



REAR OF PROPERTY



VIEW FROM PROPERTY



AGENT'S COMMENTS

A highly appealing Village smallholding with fantastic views.

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 - 'E'.

MONEY LAUNDERING REGULATIONS

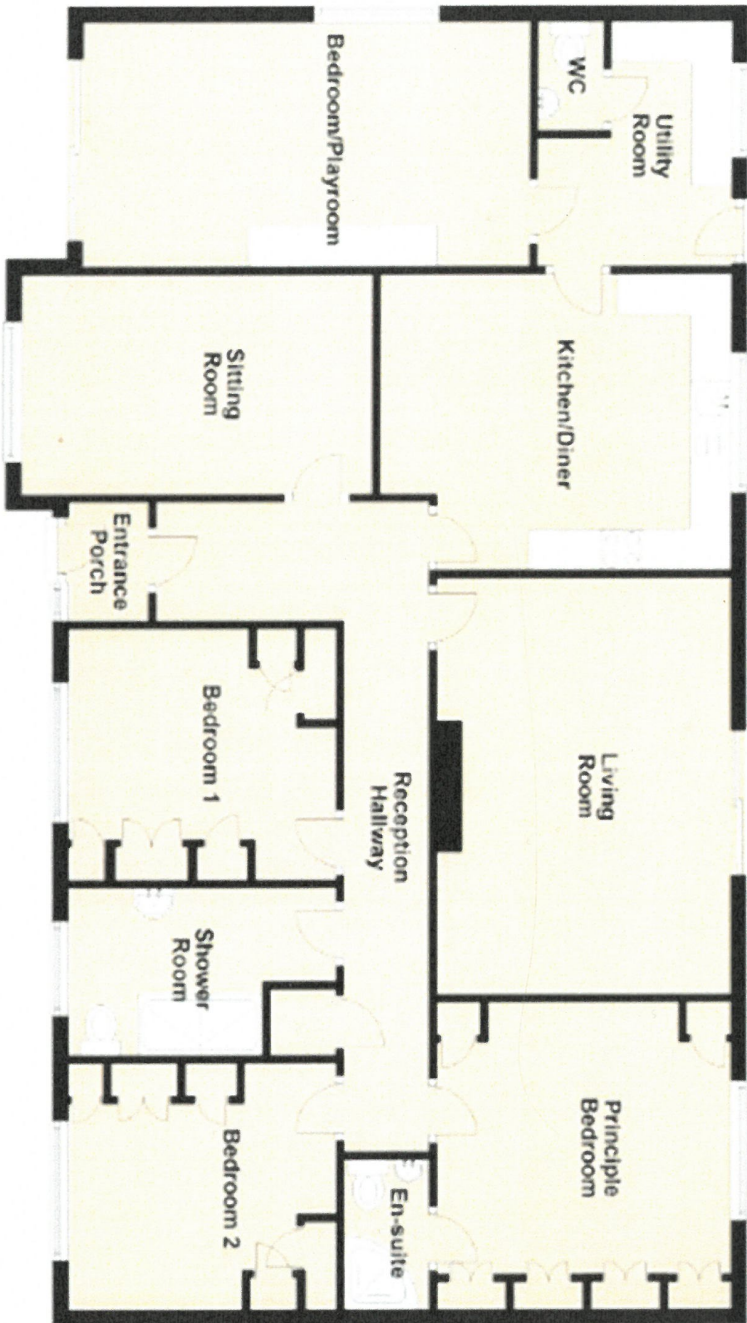
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

Floor Plan

Approx. 132.2 sq. metres (1423.2 sq. feet)



Total area: approx. 132.2 sq. metres (1423.2 sq. feet)

For Eudraion purposes only. Floor plan not to scale and measurements are approximate.
Plan prepared using PlanUp

Golygfa, Llanllwini, Pencader



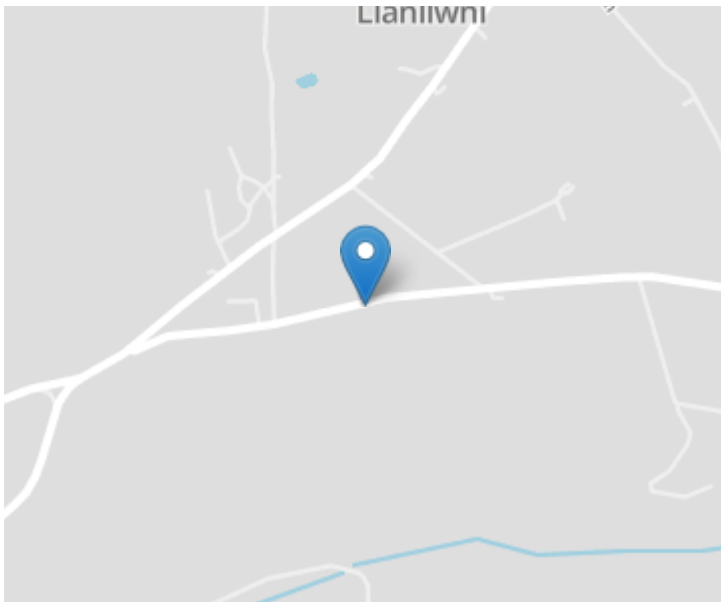
Directions


From Lampeter proceed South West on the A485 Carmarthen road. Continue straight on through the Village of Llanybydder. Continue to the Village of Llanllwni. Carry straight on through the Village, passing the former Filling Station on your left hand side and then the Talardd Arms Public House, also on your left hand side. Continue up towards T.L. Thomas Building Merchants. On the junction take the left hand turning up by the Village Shop. Continue up the small lane and take the right hand turning. Golygfa will be the first property on your right 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

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'.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	54	
(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 :

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