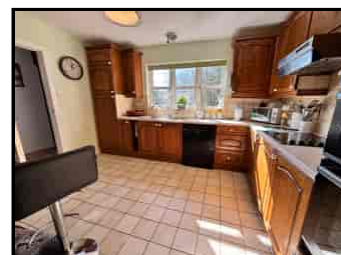


Superbly Presented 3 bedroomed Character Property with Balcony . Could offer as Split Accommodation of Family Home. Estuary Views with Edge of Village Location, Llansteffan, Nr Carmarthen



The Coach House, Llansteffan Carmarthen. SA33 5JG.

£385,000 Offers in Region of

R/4528/NT

MOTIVATED SELLER Overlooking the popular estuary village of Llansteffan. *** Superb views of the church, castle and across the estuary to Ferryside Village ** The property offers light and roomy living accommodation and is in excellent decorative order *** The living and dining rooms look out over the village and access the wide balcony which runs across the front & side of the property *** Split over two floors the lower level could be used as a Air B&B, multi generation family living area etc (STP) ***

The large living room area as well as access to the balcony has a large woodburner for the cosy nights in and equally impressive dining room with glazed door looking out to the balcony and views beyond *** Kitchen breakfast room and utility area off and an en suite bedroom. *** The ground floor area has family bathroom and 2 good sized bedrooms with an access out to the covered area below the balcony and parking area *** A short walk to the village centre where a lovely eatery and public house is found along with village shop and junior school. Also a nice trek up to the castle overlooking Carmarthen Bay, the village and Towy river and estuary ***



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Location

As stated above the village offers a excellent friendly community with public house, eateries, village hall and junior school along with castle and sandy beach. 8 Miles south from the County and Market Town of Carmarthen which offers excellent facilities including secondary schools, traditional and national retailers, market Lyric Theatre and cinema, leisure centre, county council offices, university, West Wales Hospital, bus and rail stations and M4 dual carriageway connection.

Entrance Porch

With PVCu double glazed double French doors. Tiled floor. Panelled entrance door and double glazed side screen to

Hallway

5m x 1.42m (16' 5" x 4' 8")

With staircase to the lower ground floor. Storage cupboard off and above the entrance door. Access to the attic space with electric light via a loft ladder. 2 Power points. Door to



Cloakroom

1.75m x 1.68m (5' 9" x 5' 6")

Extractor fan. 2 Piece suite comprising WC and wash hand basin with fitted cupboard beneath. Boarded effect vinyl floor covering.

Airing / Linen cupboard

Housing the pre-lagged hot water cylinder with dual immersion heater, slatted shelving and double louvre doors.

Kitchen / Breakfast Room

3.83m x 3.05/3.4m (12' 7" x 10' 0")

With ceramic tiled floor. PVCu double glazed window to side with views. Localized wall tiles. 'Dimplex' wall mounted electric convector heater. TV and telephone points. 9 Power points plus fused points. Range of fitted base and eye level oak effect kitchen units incorporating a ceramic hob, cooker hob, 2 1/2 bowl sink unit. Double oven and breakfast bar. Door to





Utility

2.06m x 1.95m (6' 9" x 6' 5")

Ceramic tiled floor. PVCu double glazed window. PVCu part opaque double glazed door to side. Sink unit with tiled splashback. 3 Power points.



Dining Area

4.8m x 4.52m (15' 9" x 14' 10")

With picture light. 4 Power points. Wall mounted 'Dimplex' electric convactor heater. 3 PVCu double glazed windows. PVCu double glazed double French doors to the balcony and from which a view is enjoyed over Llansteffan, 'St. Stephen's' Church tower towards Llansteffan castle the River Towy and Ferryside beyond.



Living Room

7.12m x 4.58m (23' 4" x 15' 0")

With 2 wall mounted electric 'Dimplex' convactor heaters. 9 Power points. TV and telephone points. Feature fireplace with raised slate hearth incorporating an 'Efel' multi-fuel roomheater having fitted shelving to either side. Shelved alcove with fitted cupboard. 2 PVCu double glazed windows enjoying views over Llansteffan towards the Castle and River Towy. PVCu double glazed French double doors to the wrap around balcony.



Master Bedroom

4.47m x 3.25m (14' 8" x 10' 8")

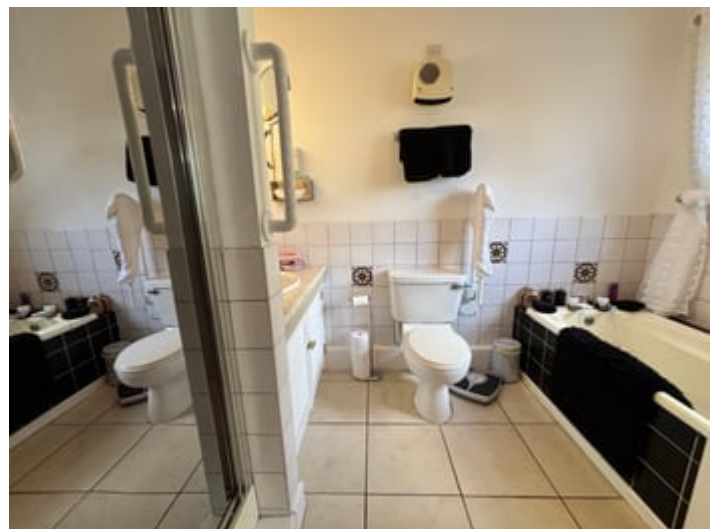
With 'Dimplex' wall mounted electric convector heater. Boarded effect vinyl floor covering. PVCu double glazed window to side. TV and telephone points. 5 Power points.



En Suite

2.79m x 1.93m (9' 2" x 6' 4")

With ceramic tiled floor. Localised wall tiles. PVCu double glazed window. Wall mounted electric fan heater. Shaver point. Fitted wall mirror. Electric chrome towel warmer ladder radiator. Panelled bath, WC and wash hand basin with fitted cupboard beneath. Tiled shower enclosure with plumbed in shower over and shower door.



Balcony

14.92m x 2.44m (48' 11" x 8' 0")

Running the full width of the residence enjoying a sunny south facing aspect and from which views are enjoyed over the village, 'St. Stephen's' Church tower towards Llansteffan Castle, the River Towy and Ferryside. 1 Power point.



Lower Level Hallway

With wall mounted 'Dimplex' electric heater. Picture light. 1 Power point. Aluminium opaque double glazed door to outside. Doors to Walk-In Store Cupboard Off with fitted shelving. Water stop tap.

Bedroom 2

4.52m x 3.78m (14' 10" x 12' 5")

Walk-in understairs wardrobe. 2 PVCu double glazed windows. Wall mounted 'Dimplex' electric convactor heater. 5 Power points. Telephone point.



Bathroom

3.02m x 2.49m (9' 11" x 8' 2")

'L' shaped with ceramic tiled floor. Extractor fan. Wall mounted electric heater. Chrome electric towel ladder radiator. Understairs storage cupboard off with double louvre doors. WC, pedestal wash hand basin and panelled bath. Localised wall tiles.



Bedroom 3

4.49m x 4.39m (14' 9" x 14' 5")

With wall mounted electric convactor heater. 2 PVCu double glazed windows with a view over Llansteffan towards the River Towy. Wall light. 4 Power points.

Externally



The residence is approached via a private shared walled concreted entrance drive and which leads past the residence to the neighbouring property known as 'Hill House.' Brick pillared and gated entrance to tarmacadamed entrance drive providing private car parking.

Raised stone walled herbaceous border off the Car Port. Flower Beds to borders. From the parking area steps lead up to a quarry tiled terrace that gives access to the balcony and small side courtyard with coal bunker and BBQ. There is to the rear of the dwelling a drying area. Applicants should note that the main outside space comprises the balcony, Car Port and parking area. Outside light and water tap.

The shared drive is narrow and pulls upward to the 2 properties it supplies.

Services

We have been informed by the current vendor that the property benefits from Mains Water, Mains Electric, Mains Drainage and Electric storage heaters.

Tenure and Possession

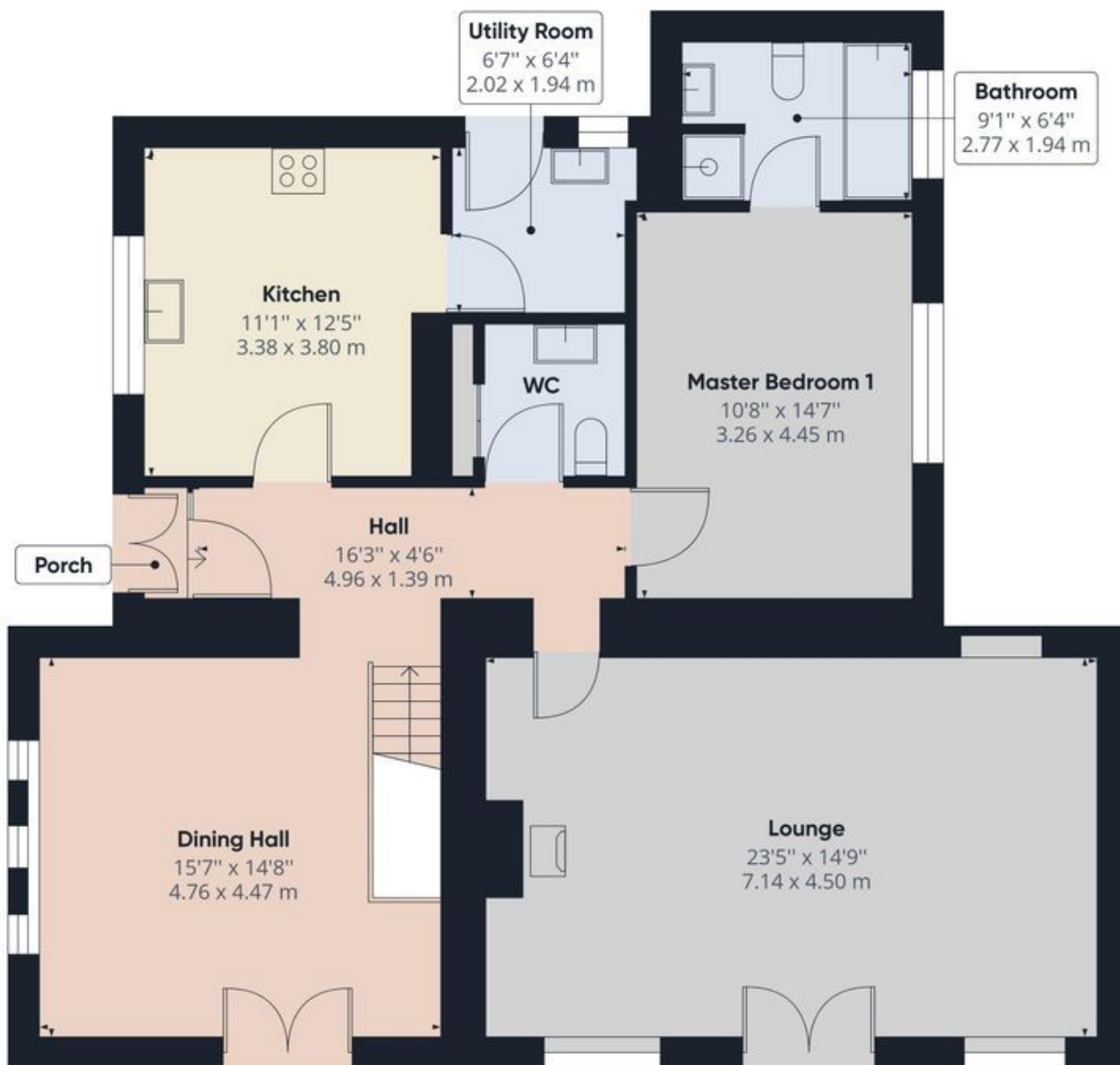
We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax

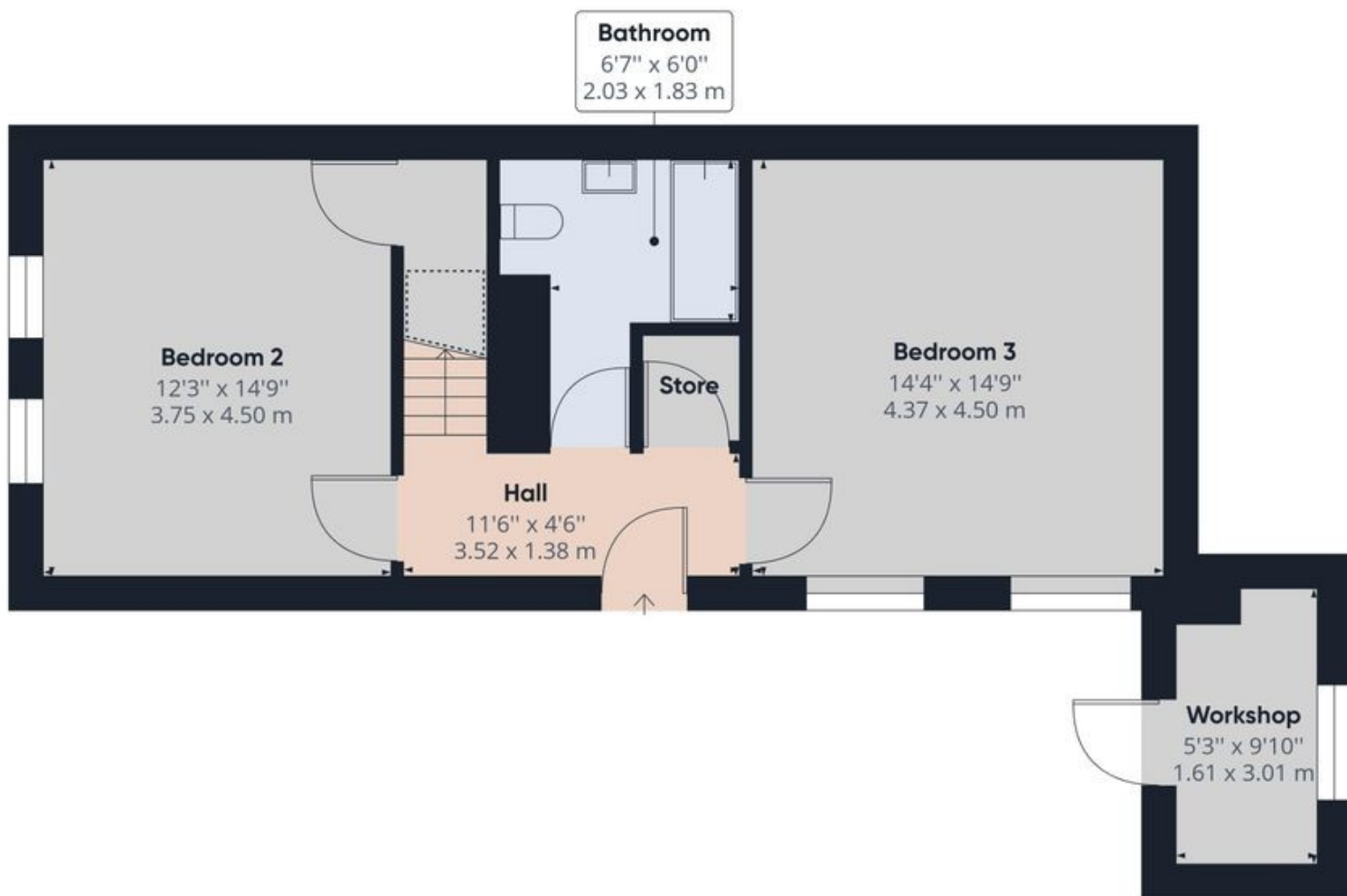
The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: G.

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.



Floor 1



Ground Floor

MATERIAL INFORMATION

Council Tax: Band G

N/A

Parking Types: Driveway.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains 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

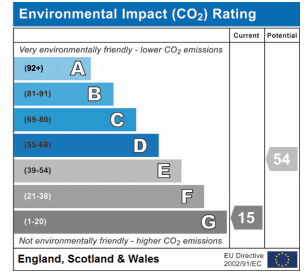
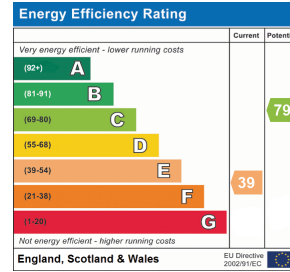
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

Directions : Take the B4312 from Carmarthen travel through Johnstown village passing the school and leisure centre. Carry on the road and pass through Llangain village and onto Llansteffan. Into the village and pass the entrance for the beach and pass The Sticks and Castle eateries. Travel for 30 yards and the entrance will be found on the right. Turn right (Tight Entrance) carry on up the hill and the entrance is the first on the right.



For further information or to arrange a viewing on this property please contact :

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