

*Popular Llanddarog village location with superb views, ample parking, detached garage, open plan living. Viewing highly recommended.*



Maes Y Llwyn, Llanddarog, Carmarthen. SA32 8BJ.

£450,000

R/4086/NT

A popular location within the sought after village of Llanddarog. The property offers good sized accommodation, nice light and roomy accommodation. Kitchen/breakfast room, dining room off which could be utilised as a 4th bedroom if required, large hallway and lounge living area with conservatory off the rear to enjoy the Gwendraeth Valley views. 3 bedrooms with the master bedroom having a walk-in wardrobe and en-suite bathroom. Gated entrance with block paved drive and parking area. A superb opportunity for a location within the great community of Llanddarog.

Llanddarog village offers lovely eateries, village shop and junior school and is 5 miles approximately from Carmarthen and a similar distance to Cross Hands just off the main A48.



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## AGENTS COMMENTS

A deceptively large bungalow in the popular rural village of Llanddarog, well known for its thatched roof pub and picturesque church, 2 x reputable eateries within the village and junior school and village shop. The village itself is 5 miles from the county and market town of Carmarthen which offers junior and secondary schools, bus and rail station, national and traditional retailers, leisure facilities, cinema and Lyric theatre are available.

5 miles from Cross Hands and a further 5 miles at Pont Abraham is the M4 at Junction 49. Cross Hands an ever growing village with retailers, schools etc. 2 miles from the National Botanic Gardens of Wales. A good location with early viewing highly recommended.

### Reception Hallway

With radiator, 2 x entrance doors to the main hallway with double door storage cupboard and double doors through to:



### Lounge

20' 0" x 18' 0" (6.10m x 5.49m) gas flame effect fire, radiator x 3, triple aspect to front, side and rear and double doors through to:



### Conservatory

15' 0" x 10' 9" (4.57m x 3.28m) dwarf walls, triple aspect with some superb views to rear overlooking the garden and the Gwendraeth Valley.

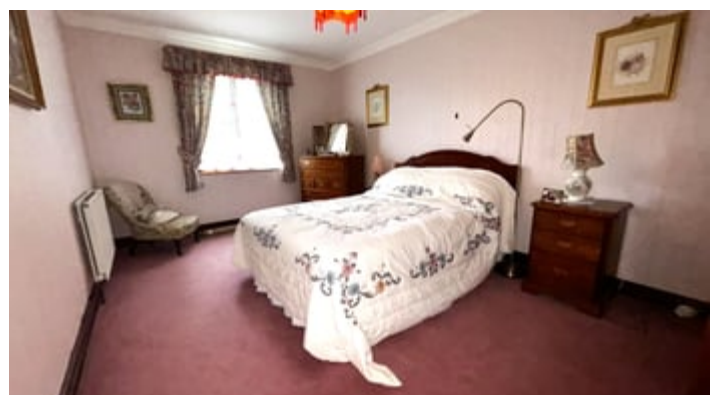


### Rear Hallway

With 2 windows to side, radiator and door to:

### Bedroom 1

15' 7" x 9' 8" (4.75m x 2.95m) window to side, radiator.



## Bedroom 2

15' 7" x 11' 8" (4.75m x 3.56m) window to side, radiator.



## Master Bedroom / Bedroom 3

17' 10" x 11' 10" (5.44m x 3.61m) (max.) which includes dressing cupboard, range of fitted wardrobes with 6 doors with recess mirror, 2 x double glazed windows to rear and 1 window to side, 2 x radiator.



## En-Suite

9' 4" x 3' 9" (2.84m x 1.14m) with shower cubicle, WC, pedestal wash hand basin, opaque double glazed window to side.



## Family Bathroom

15' 8" x 9' 1" (4.78m x 2.77m) (max.) which includes a large tub panelled bath with mixer tap and shower attachment, shower cubicle, WC, bidet, pedestal wash hand basin, radiator, localised wall tiles, tiled floor and opaque double glazed window to side.



## Dining Room

15' 9" x 11' 9" (4.80m x 3.58m) could possibly be utilised as a bedroom, double glazed window to side, radiator and plate rack.



## Kitchen/Breakfast Room

18' 0" x 11' 8" (5.49m x 3.56m) with a range of base units with worktops over, matching wall units with bun handles, sink unit with single drainer and non mark worktops with mixer tap attachment, Aga electric cooking range with oven and hotplates, fitted dishwasher, electric oven and microwave, 2 ring hotplate, fitted fridge, radiator, 2 x double glazed windows to side.



### Utility Room

11' 8" x 9' 9" (3.56m x 2.97m) with stainless steel sink unit with single drainer, base unit, plumbing for washing machine, 2 double glazed windows to side, radiator, localised wall tiles, rear door, Worcester Oil boiler which runs the central heating and hot water system.



### Office

10' 0" x 5' 9" (3.05m x 1.75m) double glazed window to side and radiator.

## EXTERNALLY

### To Front

Pillared entrance with wrought iron gates to block paved parking and turning area, garage with electric up and over door and side pedestrian access and window to side, borders with scattered shrubs and flowers, side pedestrian access leading to:



### To Rear

Rear patio area off the conservatory and beyond mature shrubs with a superb rural aspect beyond of the Gwendraeth Valley.





## **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**

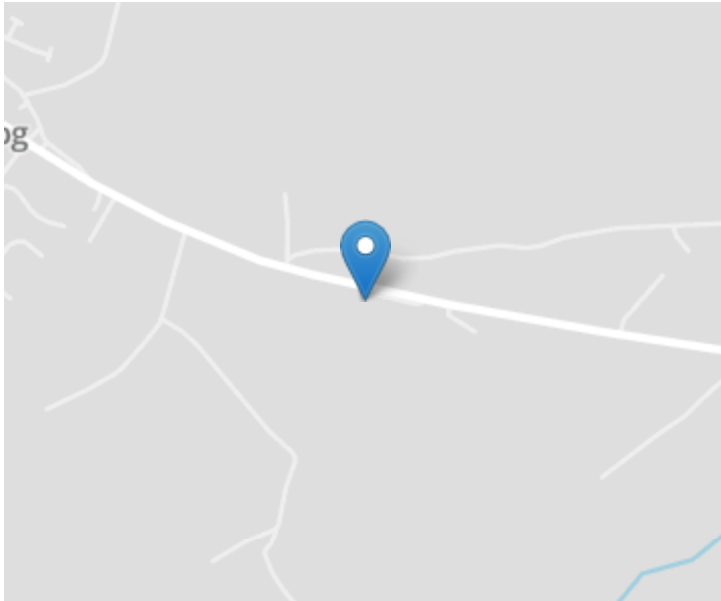
Services - Mains water, electricity and drainage. Bottle gas for lounge fire.

Council Tax - Band G.

Tenure - Freehold.

## Directions

From Carmarthen take the A48 east signposted Cross Hands/Swansea. Travelling for approximately 5 miles on the dual carriageway turn right signposted Llanddarog. Continue to the village of Llanddarog and through, passing the school on the right hand side, going over the speed bump and as leaving the village with the speed signs continue on for approximately 50 yards and the property will be found on the right hand side shown by a Morgan and Davies for sale board.



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

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