

A well positioned and nicely presented 3 bedroomed detached country property with enclosed rear garden and off street parking. Llanllwni, near Pencader, West Wales



Plasnewydd, Llanllwni, Pencader, Carmarthenshire. SA39 9DZ.

£299,950

REF: R/4780/LD

*** No onward chain *** A well positioned and well presented detached house *** Comfortable and spacious 3 double bedroomed accommodation *** Stunning and stylish modern kitchen and bathroom *** LPG fired central heating, double glazed windows and good Broadband connectivity *** Edge of popular Village location - A 25 minute drive to the County Town of Carmarthen

*** Enclosed and private rear garden *** Large patio with side gated access point *** Delightful lawned gardens with mature trees and shrubs *** Side vehicle access point *** Magnificent views to the front and rear over open farmland *** Ample parking to the front of the property

*** A Family home in a semi rural location at the foothills of Llanllwni Mountains *** Convenient location within the Village *** Close to Lampeter and Llandysul *** A country property deserving early viewing - Contact us today



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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. It lies 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 onto the M4 Motorway and National Rail Networks.

The property lies a 30 minute drive from the nearest beach and a walk across the road you have access to acres of open mountain land where you can walk and miles of forest cycling tracks.

GENERAL DESCRIPTION

A nicely presented detached country property offering the perfect Family home. The property consists of 3 double bedroomed accommodation along with 3 large reception rooms to the ground floor. It benefits from a modern and stylish fitted kitchen and bathroom.

Externally it provides a private garden area with magnificent views to the front and rear over open farmland. The property is convenient whilst also private. The property has ample parking to the front.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door, staircase to the first floor accommodation, radiator, decorative dado rail.



LIVING ROOM

12' 4" x 11' 9" (3.76m x 3.58m). With a feature open fireplace housing a cast iron multi fuel stove on a slate hearth with decorative mantle surround, laminate flooring, radiator.



LIVING ROOM (SECOND IMAGE)



SITTING ROOM

12' 5" x 10' 3" (3.78m x 3.12m). With a Victorian cast iron fireplace with decorative mantle surround, laminate flooring, radiator.



KITCHEN

14' 0" x 12' 2" (4.27m x 3.71m). A Charcoal Grey Shaker style fitted kitchen with a range of hardwood wall and floor units with hardwood work surfaces over along with a central island, double Belfast sink with mixer tap, plumbing and space for automatic washing machine and tumble dryer, under counter fridge, gas/electric cooker stove in-built within the former fireplace, double aspect windows, tiled flooring, fully glazed rear entrance door, radiator.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



DINING ROOM

10' 7" x 9' 6" (3.23m x 2.90m). With a Charcoal Shaker style wall and floor units/bar area, picture window to the rear overlooking the garden, laminate flooring, radiator.



FIRST FLOOR

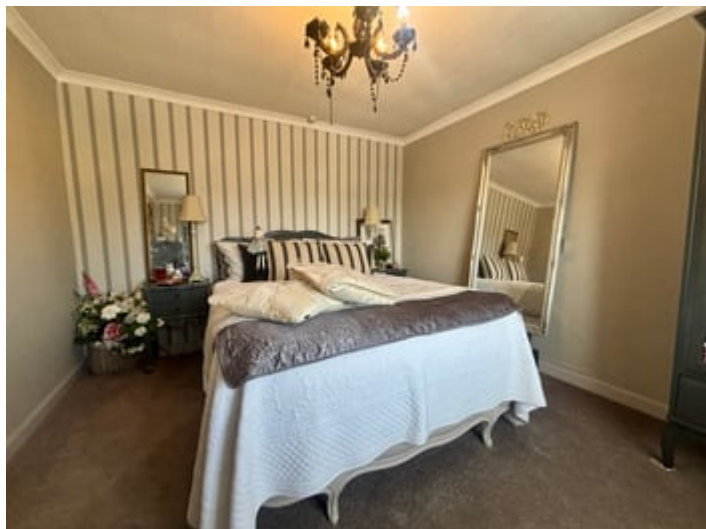
GALLERIED LANDING

With large picture window enjoying views over open farmland to the front, access to the loft space, radiator.



FRONT BEDROOM 1

12' 8" x 10' 5" (3.86m x 3.17m). With radiator, picture window to the front enjoying views over open farmland and Llanllwni Mountains beyond.



BEDROOM 1 (SECOND IMAGE)



FRONT BEDROOM 2

12' 0" x 9' 4" (3.66m x 2.84m). With radiator, picture window to the front enjoying views over open farmland and Llanllwni Mountains beyond, two walk-in wardrobes, plumbing in-situ for a possible en-suite.



VIEW FROM BEDROOM 2



REAR BEDROOM 3

10' 4" x 7' 9" (3.15m x 2.36m). With radiator, airing cupboard housing the LPG boiler.



BATHROOM

A stylish and contemporary suite comprising of a free standing roll top bath with central taps and shower attachment, Bespoke vanity shelving unit with a marble top and a glass basin with mixer tap, low level flush w.c., chrome heated towel rail.



EXTERNALLY

GARDEN

A particular feature of this property is its private rear and side garden area. The garden is mostly laid to level lawned areas with fence and mature hedge boundaries providing privacy as well as colour all year round. To the side of the property also lies a concreted patio area with a side gated access point. To the other end also a further gated access point. The garden also provides a small wood shed and a decking area, formerly a base for a garden shed. Therefore in all a property perfectly suiting Family accommodation.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



PATIO AREA



PARKING AND DRIVEWAY

To the front of the property lies a tarmacadamed driveway with parking for numerous vehicles.

FRONT OF PROPERTY



REAR OF PROPERTY



VIEWS TO REAR



AGENT'S COMMENTS

A well presented and positioned Family home near Carmarthen.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

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.

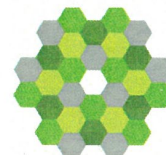
Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, LPG fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

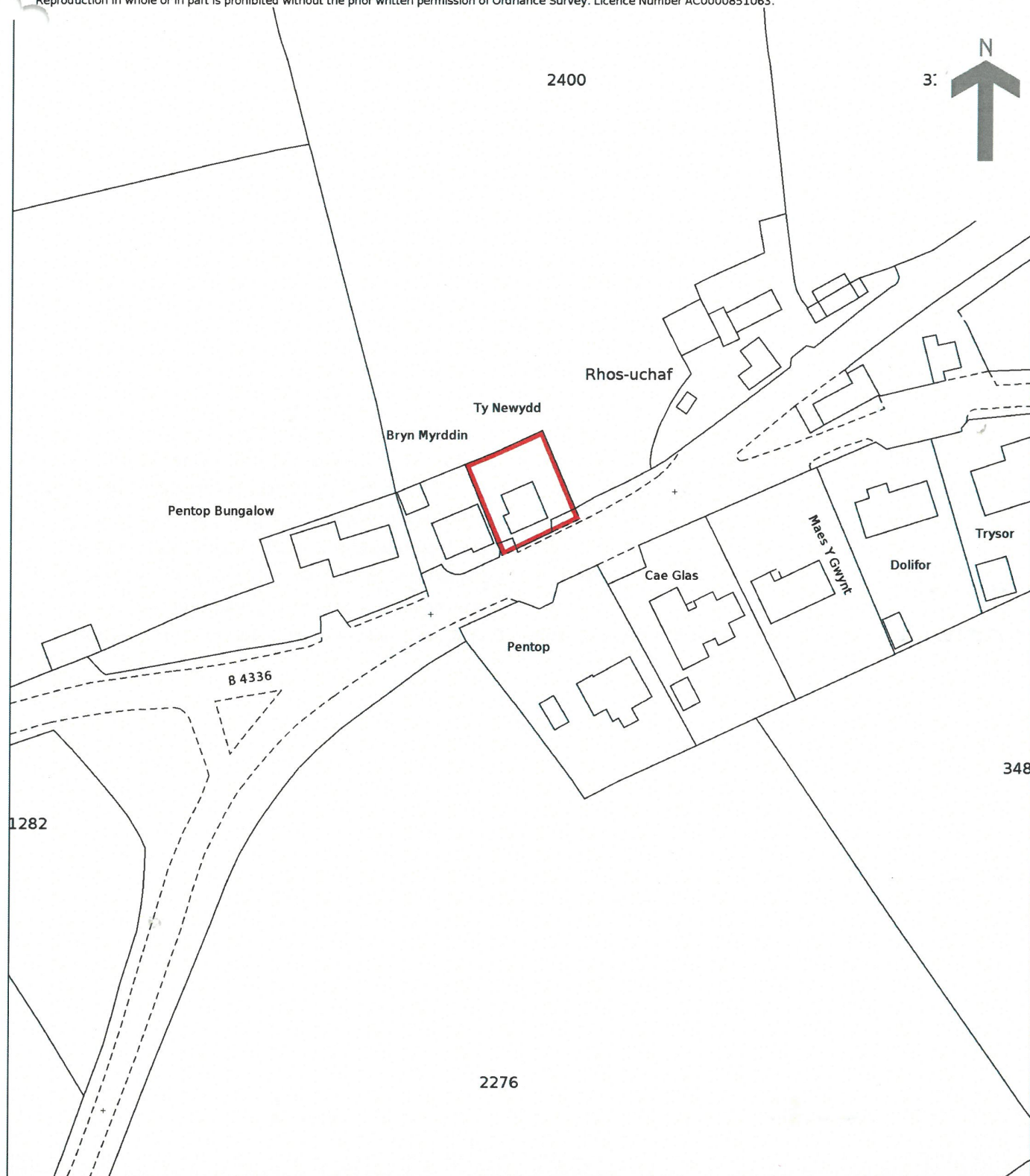
HM Land Registry

Official copy of title plan

Title number **CYM324988**
Ordnance Survey map reference **SN4838NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



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Council Tax: Band E

N/A

Parking Types: Off Street. Private.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

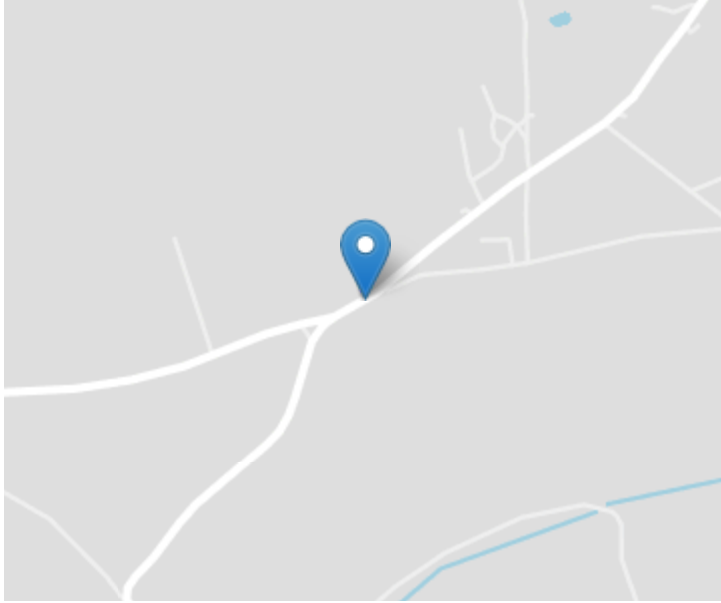
Any risk of coastal erosion? No

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 Lampeter proceed South West on the A485 Carmarthen road. Continue straight on through the Village of Llanybydder and continue to the Village of Llanllwni. Carry straight on through the Village passing the former Filling Station (Now Celtic Garage) and then the Talardd Arms Public House, both on your left hand side. Continue past T.L. Thomas & Son Builders Merchants and as you leave the Village the property will be seen 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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

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

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