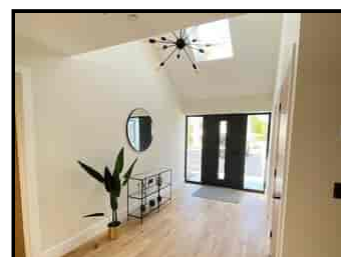
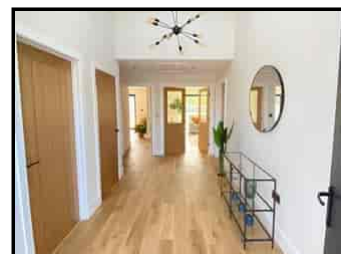


*Village Life With Rear Countryside Views. Superb New Build Bungalow. Thoughtfully Laid Out With Large Bi Fold Doors to Rear. Excellent Quality Build & Finish By Local Reputable Builder.*



Oakland, Llanpumsaint, Carmarthen. SA33 6BY.

£525,000

R/4931/NT

Enviably position and location. The property has been built and finished to an excellent standard and finish. The kitchen is modern with Quarts worktops, integrated electrical appliances, and the bi fold doors to the rear looking out to the garden, patio, the field beyond and open countryside and ideal to watch the wildlife and Redkites fly above and watch the farm animals wander by. 3 Bedrooms with 2 en suite and family bathroom. Impressive entrance hallway with velux window over to throw in additional natural light to the area. Vaulted ceiling to the living room area gives a superb finish to the room. Wood style floors, under floor heating via air source heat pump and solar panels to the roof.

Modern living at its best with early viewing highly recommended. Situated in the village of Llanpumsaint approx. 7 miles from the county town of Carmarthen.



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## Location

The village of Llanpumsaint is a picturesque rural village offering chapels, junior school. 7 Miles from the county and market town of Carmarthen which offers great facilities including national and traditional retailers, junior, secondary schools and university. Lovely eateries, Lyric Theatre and cinema. County council offices, Dyfed Powys Police Headquarters, Fire Station. Bus and Rail stations. M4 dual carriageway connection. To the north is the town of Llandysul 9 miles and continue onto the Ceredigion coastline 25 miles with the popular destinations of New Quay, Mwnt, Gwbert and Aberaeron. Where you can enjoy watching the dolphins swim in the bay.

## Property

The property has been built to a high specification and standard by a local reputable builder. High insulation levels, the property has air source heat pump and solar panels to the roof. Oak manufactured finished doors some with part glazed finish, black finished door handles and double glazing. Tarmac drive and parking area to front and superb patio area and lawned garden beyond with rural aspect.



## Hallway

4.73m x 2.12m (15' 6" x 6' 11")

Spacious reception hallway with part vaulted ceiling, approached via a part glazed composite entrance door with full length windows either side, sky light window, oak flooring with underfloor heating, access to loft space. Storage cupboard with power point.





### Kitchen/ Dining/ Living Area

9.95m x 4.64m (32' 8" x 15' 3")

At the heart of the home lies this stunning open-plan kitchen, dining, and family room — beautifully proportioned space with vaulted ceiling and designed for modern living and effortless entertaining. Bathed in natural light from Bi-folding doors the area flows seamlessly from a stylish, fully-fitted kitchen with integrated appliances and a central island, into a generous dining area and relaxed family zone.

Whether hosting dinner parties or enjoying quiet mornings with coffee, this versatile space offers both elegance and comfort, opening directly onto the garden for an ideal indoor-outdoor lifestyle.

The kitchen comprises a good range of wall and base units with Quartz worktops and incorporate an integral fridge/freezer, Bosch oven and microwave, AEG induction hob with extractor over.

The central island has an integral AEG dishwasher, wine rack and cooler, 1.5 bowl sink unit with mixer tap and a breakfast bar.

Bi-fold doors opening out to the rear garden and oak flooring with underfloor heating. Door to Utility

### Room





### Utility Room

2.12m x 3.04m (6' 11" x 10' 0")

Base units with a sink unit, space and plumbing for washing machine and space for Tumble dryer, UPVC fully glazed exterior side door. Door leading into the integral garage



### Master Bedroom with En Suite

4.34m x 5.06m (14' 3" x 16' 7")

French doors to rear garden, oak flooring with underfloor heating and fitted wardrobes with double doors. Door to En-suite



### En Suite

1.35m x 2.15m (4' 5" x 7' 1")

WC and Vanity unit, shower enclosure with matte black fittings, window to side elevation with opaque glass, fully tiled including tiled floor and underfloor heating.

### En Suite

Vanity unit and WC, shower enclosure all fitted with matted black fittings, tiled floor with under floor heating, small window to front with opaque glass, tiled walls and slatted wall panels along one wall.



### Bedroom 3

4.38m x 3.84m (14' 4" x 12' 7")

Windows to front elevation, oak flooring with under floor heating.

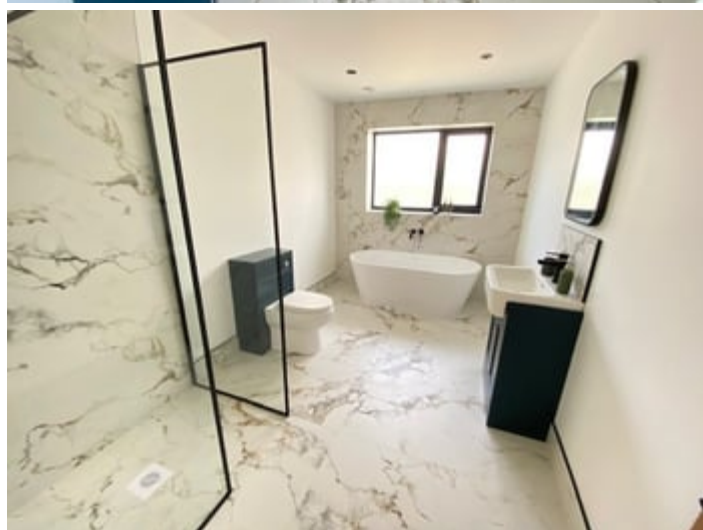


### Bathroom

3.49m x 2.15m (11' 5" x 7' 1")

Freestanding bath, WC and vanity units, shower enclosure all fitted with matted black fittings.

Marble effect tiled floor and walls, under floor heating and window to side elevation with opaque glass.



### Garage

4.97m x 3.91m (16' 4" x 12' 10")

With electric roller shutter door and door leading into

the utility room.



### Externally

To the front is a spacious tarmac driveway providing

ample parking for a number of vehicles and caravan storage if required.

Paved path to both sides leading to the rear garden. The property boasts a generously sized garden, beautifully laid to lawn, complemented by a well-positioned patio—perfect for outdoor dining and entertaining. From here, enjoy uninterrupted views over open countryside, offering a sense of peace, privacy, and connection with nature.

2 Useful store/garden sheds 5m x 1.75m & 3.35m x 2.64m . External electric power point and water tap.





### Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage, air source heating and solar panels.

### Council Tax

We are advised that the Council Tax Band is to be assessed

### Mobile & Broadband

Information provided online but would recommend prospective buyers to make their own enquires  
Basic 8Mbps Ultrafast 1800 Mbps  
Vodafone 02 & EE

### Tenure and Possession

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

### 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.

GROUND FLOOR  
1636 sq.ft. (152.0 sq.m.) approx.



## MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** Air Source Heat Pump. Solar.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**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

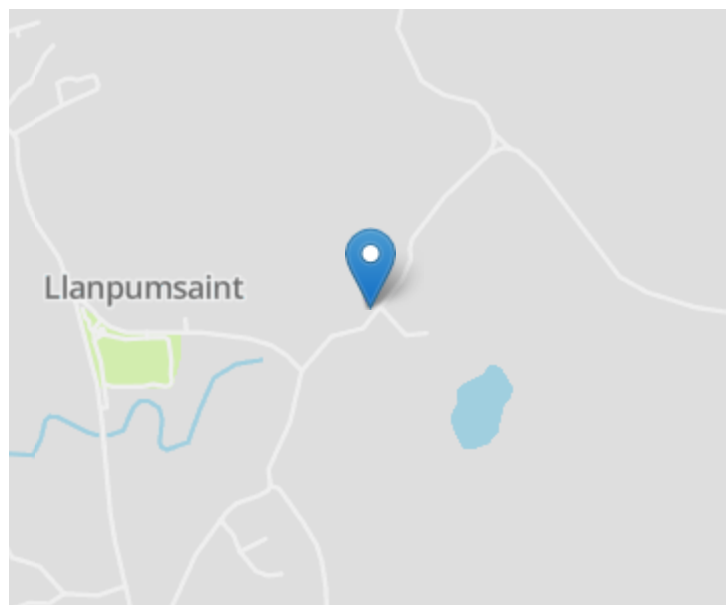
**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

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

**Construction Type**

Timber Frame



### Directions

From Carmarthen take the Bronwydd Road A 484 towards Conwyl Elfed. Pass through Bronwydd Road and onto the village. Turn right towards Gwili Railway, pass the station, cricket club and the Hollybrook Inn and continue out of the village. Turn first left signposted Llanpumsaint. Continue on this road through Nebo and onto Llanpumsaint. Drop down the hill and as entering the village turn right and carry on passing the church and turning for the school and after a short distance 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 :

**Carmarthen Office**  
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**Carmarthen**  
**Carmarthenshire**  
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