

*Luxurious 4 Bedroom Dwelling. Set within large plot. Feature garden room & rear sun lounge.
Rhos. Nr. Llandysul. West Wales.*



Ty Deri, Rhos, Llandysul, Carmarthenshire. SA44 5EG.

£535,000

R/3583/RD

**** Luxurious 4 Bedroom Detached Dwelling ** Recently completed ** Finished to the highest order ** No expense spared
** Luxurious and high quality fixtures and fittings throughout ** Feature Garden room with alternative use potential **
Elegant Kitchen and Bathrooms ** 4 spacious double Bedrooms ** Village location ** 30 minutes Carmarthen or Cardigan
Bay coastline ** Large tarmac front forecourt ** Extending private rear Garden and patio ** A TRULY
OUTSTANDING PROPERTY THAT MUST BE VIEWED TO BE APPRECIATED ****

The property is situated within the rural village of Rhos being in close proximity of the larger village of Saron, Llandysul. Saron offers a primary school, petrol station, playing facilities, public house and nearby Llandysul offering a mini supermarket, secondary school, doctors surgery, traditional high street offerings and a good level of public transport connectivity. Carmarthen and the M4 are within 30 minutes drive as is the West Wales coastline at Cardigan Bay.



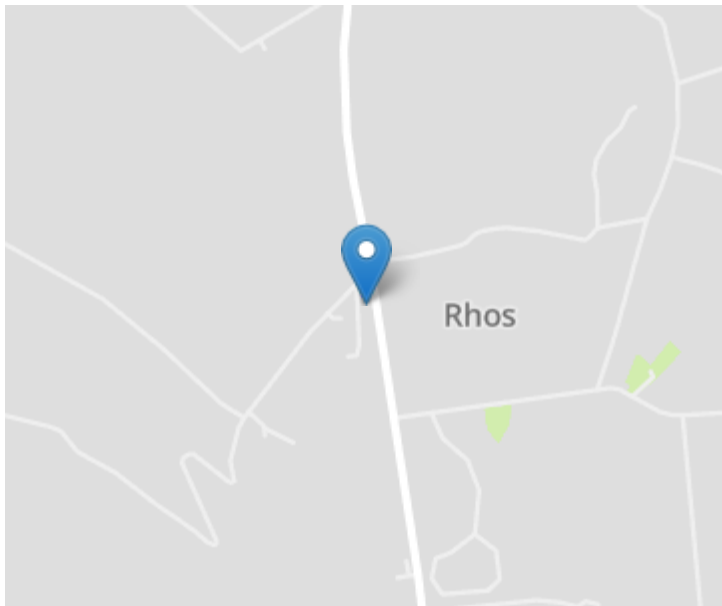
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General

An exceptional property within this popular rural village.

Designed with a modern and minimalist look, the house is furnished to a high spec throughout with exceptional quality fixtures and fittings.

The property offers excellent open plan living with family Kitchen and dining space connecting to the large rear patio Garden.

A new feature sun lounge has been added to the rear.

4 double Bedrooms are included with luxury family Bathroom.

The Lounge is a notable feature being open plan and enjoying the full width of the building with excellent levels of natural light but also being a cosy and relaxing space.

Externally the feature Garden room is provided of timber frame construction with large dual aspect bi-fold doors overlooking the Garden and having excellent potential for alternative use including Play Room, Study/Home Office or potential Airbnb/overflow accommodation.

The property enjoys a large Garden space, completely enclosed and private with all day sunshine.

A truly wonderful opportunity.

Entrance Hallway

6' 11" x 17' 2" (2.11m x 5.23m) accessed via a composite door

with side glass panel, tiled flooring, custom made oak staircase to First Floor with side glass panels, fitted cupboards, multiple sockets, BT point, radiator, open plan into:



Kitchen/Dining Room

13' 3" x 27' 7" (4.04m x 8.41m) with an exceptional 2 tone light grey kitchen with quartz worktop and drainer, double Franke stainless steel sink and mixer tap, window to front, NEFF induction hobs with extractor over, Neff double oven and grill, fitted dishwasher, wine cooler and fridge, space for American fridge freezer, feature Kitchen island with quartz worktop and breakfast bar with seating space, deep saucepan drawers, spotlights to ceiling, open plan into dining and seating area with space for 6+ persons table and side sofa. Open plan to Sun Lounge and allowing excellent natural light, tiled flooring, radiator, multiple sockets, spotlights to ceiling.





Sun Lounge

10' 2" x 15' 7" (3.10m x 4.75m) a newly added feature extension with floor to ceiling windows to garden, bifold door, tiled flooring, radiator, glass roof for excellent natural light.



Study

11' 5" x 10' 2" (3.48m x 3.10m) floor to ceiling windows to all sides, tiled flooring, radiator, multiple sockets.



Utility Room

With oak effect wall units, washing machine connection point, external door to Garden, radiator, boiler and central heating control system, spotlights to ceiling.

Inner Hallway



Continuing from the Entrance Hallway to:

Front Bedroom 1

12' 8" x 8' 9" (3.86m x 2.67m) Double Bedroom, window to front, multiple sockets, radiator, wood effect flooring.



Family Bathroom

9' 2" x 10' 0" (2.79m x 3.05m) Luxurious bathroom suite including feature slipper bath, 1200mm enclosed tiled shower unit with waterfall head, WC, large vanity unit including single wash hand basin, rear window, tiled flooring, heated towel rail, spotlights to ceiling.



Front Bedroom 2

12' 8" x 11' 8" (3.86m x 3.56m) Double Bedroom, built in fitted wardrobes, radiator, window to front, multiple sockets.



Rear Bedroom 3

12' 8" x 11' 8" (3.86m x 3.56m) Double Bedroom, rear window to Garden, multiple sockets, radiator.



First Floor

Landing

Accessed from the custom made oak staircase with side glass panels into:



Open Plan Living Space

27' 7" x 17' 7" (8.41m x 5.36m) High quality carpets and outstanding large but cosy space with 2 x Velux rooflights allowing excellent natural light, feature glass cabinets, space for electric fire with tiled walls to side, 2 x radiators, spotlights to ceiling.





Master Bedroom

13' 11" x 13' 3" (4.24m x 4.04m) Large double Bedroom with a range of fitted cupboards to both sides, radiator, wood flooring, Velux rooflight to Garden, spotlights to ceiling, access to loft, multiple sockets.



En-Suite

5' 4" x 7' 5" (1.63m x 2.26m) Enclosed tiled shower unit, WC, single wash hand basin, heated towel rail, Velux rooflight, wood flooring.



External

To Front

The property is approached from the adjoining county road to a large tarmacadam forecourt with space for 5+ vehicles to park leading to the feature oak Entrance Porch providing a

wonderful entrance to the property. Connecting footpaths lead onto the:



Rear Garden Area

Rear patio extending the length of the building enjoying all day sunshine and steps leading up to an extended entertainment space finished composite decking with side flower borders and side gravel area with feature gas flames for evening entertainment, continuing Garden predominantly laid to lawn with steps leading into:



Garden Room

22' 8" x 15' 6" (6.91m x 4.72m) Of timber frame construction with a flat roof being timber clad with 9'6" dual aspect bi-fold doors opening out onto the Garden and side decking area, multiple sockets, fitted cupboards, spotlights to ceiling. We believe this facility is a wonderful feature of the property as a Garden room but has excellent potential to be used as a Play Room/Study/Home Office/Airbnb or as overflow accommodation to the main dwelling (stc).

An adjoining timber garden shed is also provided with the property.



PLEASE NOTE -

To the side of the Garden Room is a sauna with electric connection points - Available subject to negotiation.

TENURE

The property is of Freehold Tenure.

MONEY LAUNDERING

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 advised the property benefits from mains water, electricity and drainage. Oil central heating. Solar panels on roof assisting with the hot water.

Council Tax Band E.



Directions

From Llandysul by-pass head west on the A486 signposted Newcastle Emlyn. Proceed along this road through the village of Pentrecwrt remaining on the A486 until you reach the junction at Saron. Bear left on the A484, continue for approximately 1 mile into the village of Rhos and passing the Lamb public house on your right and continue through the first cluster of dwellings until you reach the next cluster of dwellings on your left and the property is located on the left hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(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 beautiful property, contact us:

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