

Rural Village Location with Far Reaching Views. Built to an Excellent Standard with Real Wood Flooring. Spacious Accommodation Over Two Floors. Large Living Room & 2 Bedrooms en



Llygad Yr Haul, Meinciau, Kidwelly, Carmarthenshire. SA17 5LF.

£475,000

R/4508/NT

Far reaching views are enjoyed from this superb property situated in a rural village between Carmarthen and Llanelli. Spacious comfortable living with lots of light flooding into the rooms. Some glorious sunsets are enjoyed from the property and off the balcony the estuary at Carmarthen Bay can be seen, North Carmarthenshire and The Preseli Mountains in the distance. The property itself is in good decorative order and internal viewing is highly recommended. Two bedrooms have en suite with bedroom having access to a balcony with great views. Aga cooking range with sun room off with triple aspect to enjoy the views including open field to rear. Viewing is highly recommended for this desirable property.



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Location

Situated off the centre of the village of Meinciau with a good community feel. Just over a mile from Pontyates with garage/ shop, Doctors surgery & chemist, eateries and junior school, village hall and rugby club. A further 2.5 miles to Carway with golf club and Ffoslas Horse Racing course. The county and market town of Carmarthen is 8 miles with national and traditional retailers, secondary schools, leisure facilities, cinema and Lyric theater, bus and rail stations. Similar facilities are found in Llanelli which is 11 miles approx. Cross Hands is 8 miles approx with shops and connection via A 48 dual carriageway to the M4 motorway. Pembrey Country Park is 10 miles with large sandy beach, enclosed cycle track, dry ski slope and woodland walks. Burry Port harbor is 11 miles and a further mile are two golf courses of Ashburnham and Machynys.

Reception Hallway

Store & coat hanging cupboard with double doors.
Double doors to

Lounge

4.5m x 7m (14' 9" x 23' 0")

Double aspect to front and rear with views. This includes patio doors to rear. 2 x Radiators, Gas flame effect fire with feature surround hearth and mantle.
Wooden floors.



Dining Room / Bedroom 6

3.2m x 3.4m (10' 6" x 11' 2")

Double Glazed window to rear. Radiator.

Kitchen Dining Area

3.8m x 6m (12' 6" x 19' 8")

Lovely room with part vaulted ceiling with Velux windows over and triple aspect looking out onto the field to rear and distant views to rear. Range of base units with worktops over and matching wall units including display cabinets and central island with stainless steel sink unit. Fitted fridge and dish washer. Red Aga cooking range (Electric) with double oven and 2 hot plates over. Radiator, tiled floor and door to



Utility

2m x 2m (6' 7" x 6' 7")

Base units with worktops over. Stainless steel sink unit with single drainer. Electric oven 4 ring hob over. Space and plumbing for washing machine. Walk in larder cupboard, tiled floor and rear door.

Family Bathroom

2.1m x 3.3m (6' 11" x 10' 10")

Large Tub bath with Tiled sides and localized wall tiles. WC, Wash hand basin, Shower cubicle, floor tiles. Double glazed window to rear. Chrome ladder towel radiator.



Bedroom

3.5m x 2.7m (11' 6" x 8' 10")

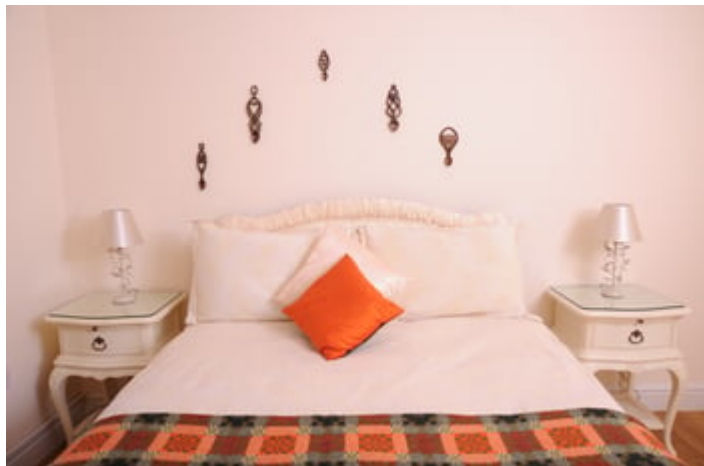
Double glazed window to rear and radiator.



Bedroom

4m x 3.2m (13' 1" x 10' 6")

Double glazed window to front, walk in wardrobe, radiator and door to



En Suite

2.2m x 1.7m (7' 3" x 5' 7")

Shower Cubicle, WC, Pedestal wash hand basin, Chrome ladder towel radiator. Localized wall tiles and double glazed window to front.

Bedroom / Sitting Room

3.4m x 3.3m (11' 2" x 10' 10")

Double glazed window to front, wood style flooring, radiator and fitted wardrobe with double doors.



Landing

Velux window to front and doors to

Bedroom



5.1m x 4.2m (16' 9" x 13' 9")

Velux windows to front and rear. Glazed door to Balcony

Balcony

A superb area off the bedroom with far reaching views which include Preseli Mountains in Pembrokeshire, North Carmarthenshire, Gwendraeth Valleys and Carmarthen Bay to front.



Bathroom

4.0m x 1.7m (13' 1" x 5' 7")

Paneled Jacuzzi Bath with waterfall mixer tap attachment, WC, Vanity wash hand basin with mirror over, Shower cubicle and Chrome ladder towel radiator and velux window to rear.

Bedroom

4.1m x 4.1m (13' 5" x 13' 5")

2 x Velux windows to front and 3 to rear. Double glazed window to rear and radiator.

Externally

Double gated entrance with tarmacadam drive parking and turning area. Front lawned garden. Rear patio area and lawned garden with far reaching countryside views.



Adjoining Garage

Up and over door.



Services

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

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: 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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway.

Heating Sources: Gas.

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

Construction Type

Traditional

EPC Rating: D (68)

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

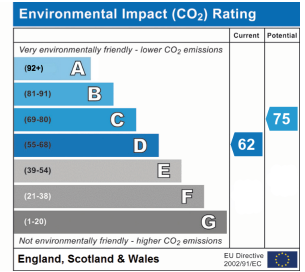
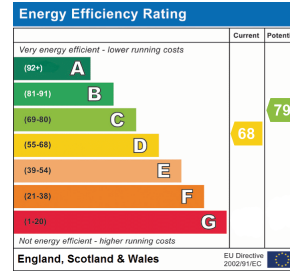
Any easements, servitudes, or wayleaves? No

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



Directions

Directions : From Carmarthen take the A 484 South towards Llanelli. At the village of Cwmffrwd turn left towards Pontyates on the B4309. Travel through Bancycapel, Pontantwn and onto Meinciau village. At the centre turn right passing the chapel carry on and the property will be found after a short distance on the right hand side (before the cemetery).



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

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