

*Exclusive luxury living. A stunning and stylish Family home. North Carmarthenshire, West Wales*



**Llamedos, Pencader, North Carmarthenshire. SA39 9AA.**

**£475,000**

**REF: R/3500/LD**

\*\*\* Exclusive opportunity \*\*\* No onward chain \*\*\* A high end luxury 5/6 bedroomed, 4 bathroomed detached dormer bungalow \*\*\* Superb fully refurbished property - To exacting standards \*\*\* Fantastically equipped modern and stylish kitchen and useful utility \*\*\* Interior designed inspired bathroom and en-suites \*\*\* Dream home for any Family \*\*\* Possible annexe or sub division \*\*\* Zoned oil fired central heating, double glazing and good Broadband connectivity

\*\*\* Detached garage with electric roller door \*\*\* Private tarmacadamed driveway with generous parking and turning space \*\*\* Well positioned on a double plot commanding views over the Village and surrounding Teifi Valley \*\*\* Large patio areas and Astroturf - Perfect for outdoor entertaining \*\*\* Lawned gardens to the side and rear - Backing onto open country fields

\*\*\* Only 11 miles from Carmarthen \*\*\* A short drive to Llandysul, Lampeter and a 20 minute drive to the renowned Cardigan Bay Coastline



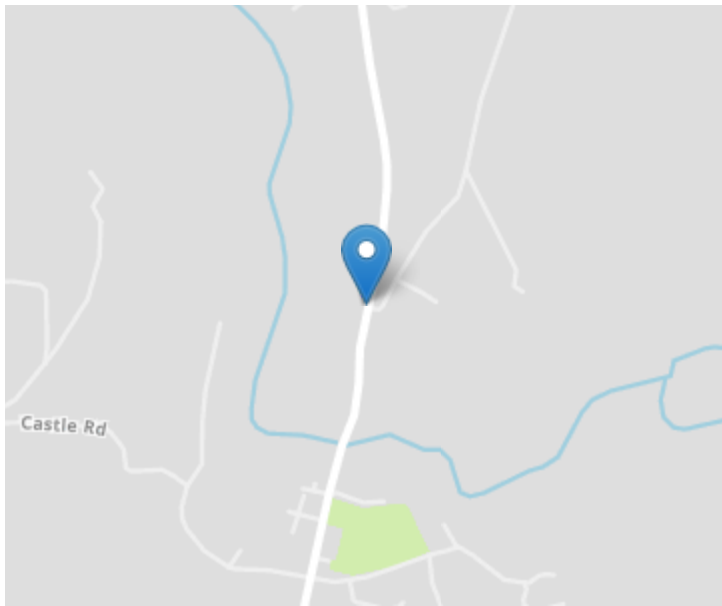
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## LOCATION

Llamedos is located on the peripheral of Pencader which is located in North Carmarthenshire. It lies 11 miles North from the County and Administrative Centre of Carmarthen, 3 miles from the popular Teifi Valley Market Town of Llandysul and approximately 11 miles South from the University Town of Lampeter. The Cardigan By Coastline lies within 15 miles to the North with the Resorts of Aberaeron, Llangrannog, New Quay and the Town of Cardigan all within a 20 minute drive.

## GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this one off high end luxury country property. The property has undergone comprehensive refurbishment in recent times and now offers a stunning Family home that offers 5/6 bedroomed accommodation or could easily be sub divided with an annexe.

The fixtures and fittings utilised within the property now creates a highly desirable modern and stylish Family home with a no expense approach.

It lies with an extensive plot with a gated tarmacadamed driveway and ample low maintenance grounds.

The property deserves early viewing and currently consists more particularly of the following.

## THE ACCOMMODATION

### IMPRESSIVE RECEPTION HALLWAY



15' 7" x 6' 3" (4.75m x 1.91m). With double opening UPVC front entrance door with stained glass panels, down lighters, laminate herringbone flooring with underfloor heating.

### IMPRESSIVE RECEPTION HALLWAY (SECOND IMAGE)



### LIVING ROOM



13' 8" x 17' 2" (4.17m x 5.23m). With a false chimney creating an in-built media unit housing a Samsung QLED 55 inch TV with a Samsung sound bar, T.V., telephone and Satellite pond and modern wall light fittings.



## OPEN PLAN KITCHEN AREA



32' 1" x 12' 7" (9.78m x 3.84m). With a modern Charcoal Grey fitted kitchen with a range of wall and floor units with Cardiff stone Alaska Bianca classic quartz worktops and upstand, composite granite Black undermount sink, Hansgrohe Black tap, Bosch single fan oven, Bosch integrated microwave, Bosch induction hob with extractor hood over, central island with breakfast bar with a range of fitted floor cupboards, CDA wine cooler, seating area, under plinth lighting, under unit lighting, down lighters, two Champagne bar stools, ceramic White Herringbone tiling, USB charging, laminate Herringbone flooring with underfloor heating.

## OPEN PLAN KITCHEN AREA (SECOND IMAGE)



## OPEN PLAN KITCHEN AREA (THIRD IMAGE)



## KITCHEN AREA (FIRST IMAGE)



## KITCHEN AREA (SECOND IMAGE)



## DINING AREA



10' 9" x 11' 1" (3.28m x 3.38m). With a made.com concrete table with six Champagne dining chairs, two T.V. points, doors opening onto the Conservatory, laminate Herringbone flooring with underfloor heating.

## CONSERVATORY



12' 2" x 11' 1" (3.71m x 3.38m). Of UPVC construction under a poly carbonate roof, double doors opening onto the Indian sandstone patio area, ceramic tiled flooring with underfloor heating, T.V. point.

## UTILITY ROOM



11' 9" x 9' 4" (3.58m x 2.84m). stylish Charcoal Grey modern kitchen, with a range of fitted units with Black reginox single granite sink and drainer with Hansgrohe tap, Cardiff stone Alaska Bianca classic quarts worktop. Samsung eco bubble washing machine and Beko Black tumble dryer.

## BOILER ROOM

11' 7" x 5' 9" (3.53m x 1.75m). With front entrance door opening onto the parking area and rear door opening onto the patio, Grant oil fired central heating boiler being zoned and running all domestic systems within the property, hot water cylinder and immersion, underfloor heating manifold.

## GROUND FLOOR BEDROOM 6/OFFICE/STUDIO



11' 9" x 11' 9" (3.58m x 3.58m). With laminate Herringbone flooring with underfloor heating.

## GROUND FLOOR BEDROOM 6 (SECOND IMAGE)



## GROUND FLOOR BATHROOM/EN-SUITE



12' 4" x 10' 0" (3.76m x 3.05m). A luxury high end suite comprising of a Black free standing bath with Gold concealed bath taps, Gold marble effect porcelain wall tiles, walk-in shower with Black concealed shower fittings, Tikamoon Mango wood vanity unit with Black high rise Hansgrohe tap, Rak toilet, LED mirror, spot lighting, extractor fan, electric wall heater.



## GROUND FLOOR BATHROOM/EN-SUITE (SECOND IMAGE)



## INNER HALLWAY



With new staircase with a solid Oka hand rail and glass balustrade.

## LARGE UNDERSTAIRS STORAGE CUPBOARD

With underfloor heating manifold.

## AIRING CUPBOARD

With shelves.

## GROUND FLOOR BEDROOM 1



12' 1" x 11' 0" (3.68m x 3.35m). With walk-in wardrobe.

## GROUND FLOOR BEDROOM 1 (SECOND IMAGE)



## DRESSING ROOM/POTENTIAL EN-SUITE

6' 4" x 6' 8" (1.93m x 2.03m). With plumbing in-situ for bathroom facilities and CCTV connection facility.

## FAMILY BATHROOM



8' 6" x 6' 8" (2.59m x 2.03m). A luxury bathroom suite comprising of a Grey back to the wall free standing bath, Grey free standing vanity unit with Hansgrohe chrome tap, corner shower unit with Mira chrome shower, patterned floor tile, Rak toilet, extractor fan, spot lighting.

## FAMILY BATHROOM (SECOND IMAGE)



**GROUND FLOOR BEDROOM 2**

12' 1" x 10' 9" (3.68m x 3.28m). With T.V. point.

**FIRST FLOOR****LANDING**

With radiator, large walk-in storage cupboard.

**FIRST FLOOR BEDROOM 3**

20' 4" x 17' 5" (6.20m x 5.31m). With radiator, dormer style window.

**EN-SUITE TO BEDROOM 3**

9' 1" x 7' 2" (2.77m x 2.18m). Luxury personified here. With a Mandarin stone Luca Bianca floor tile, pod Navy and pod mono hexagonal wall tiles by Mandarin stone, Blue vanity unit with a ceramic sink with Hansgrohe taps, walk-in shower unit, LD mirrored lights.

**EN-SUITE TO BEDROOM 3 (SECOND IMAGE)****FIRST FLOOR BEDROOM 4**

18' 5" x 18' 6" (5.61m x 5.64m). With radiator, two Velux roof windows, access to the loft space.

## BEDROOM 5

18' 6" x 14' 7" (5.64m x 4.45m). With views over the side garden and paddocks beyond, radiator.

## EN-SUITE TO BEDROOM 5



9' 1" x 7' 2" (2.77m x 2.18m). A luxury suite with Mandarin stone Luca Bianca floor tile, pod Navy and pod mono hexagonal wall tiles by Mandarin stone, Hansgrohe taps, wood effect floating vanity unit with ceramic bowl and Hansgrohe taps, walk-in shower unit, LED mirror lights, extractor fan, wall heater.

## EXTERNALLY

### DETACHED GARAGE

18' 0" x 18' 0" (5.49m x 5.49m). With electric up and over roller shutter doors, side entrance door to the garden area.

### SEPARATE W.C.

Wish wash hand basin.

## GARDEN

The property enjoys an extensive double plot and boasts landscaped gardens to the front, side and rear.

To the front of the property lies a generous tarmacadamed gated driveway with ample paring and turning space and easy access onto the main property and the garage.

To the front and rear lies an Astroturf garden area.

To the rear of the property lies an Indian sandstone patio area which would provide nicely as outdoor dining and entertaining or a jacuzzi area.

The property as a whole backs onto open country fields with a mature hedge line, a raised lawned garden area to the side and rear currently a blank canvas but could be re-utilised for a number of uses.

## REAR GARDEN



## PARKING AND DRIVEWAY

A private driveway leading up to the gated entrance (shared by one other property) leads to an extensive and generous parking area enjoying easy access to the property providing a sense of grandeur to the property.

## VIEWS

Fantastic views over the Village and surrounding Teifi Valley.



## REAR OF PROPERTY



## AERIAL VIEW OF PROPERTY



## AGENT'S COMMENTS

Stunning, stylish and deceptive. Here lies a one off property deserving early viewing.

## Council Tax Band

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'G'

## TENURE AND POSSESSION

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

## 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.

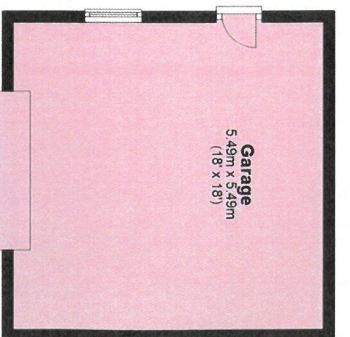
## Services

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

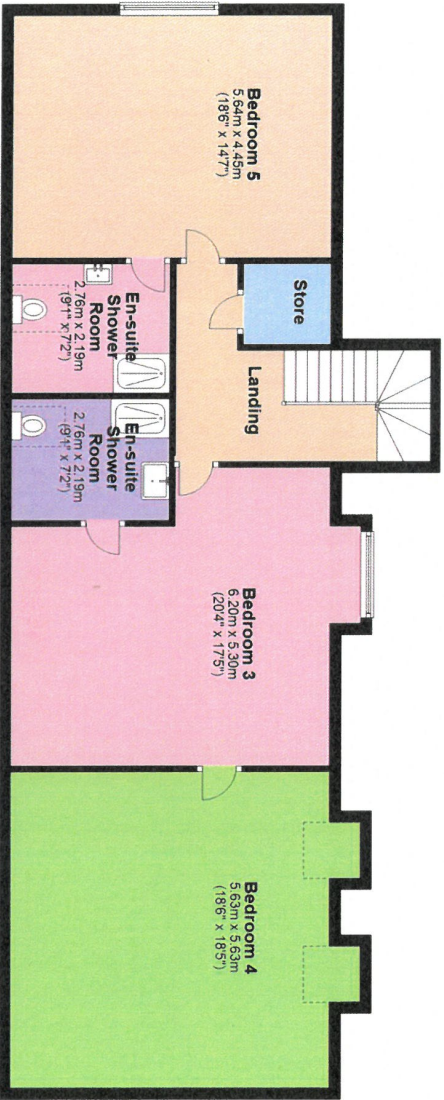
| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92-100) <b>A</b>                                  |                         | 91        |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | 77                      |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |



**Ground Floor**



**First Floor**



Total area: approx. 358.6 sq. metres (3859.6 sq. feet)

The Floor plans are for guidance only.  
Plan produced using Planulo



**Directions**

From Carmarthen take the A485 Lampeter road. Continue through the Village of Alltwalis. After passing 'Windy Corner Filling Station' take the left hand turning for Pencader. Proceed into the Village of Pencader. Continue through the Village and on leaving the Village, just after the 'Beehive Inn Public House' take the right hand turning. Continue for a further 50 yards and continue up the private driveway where the property will be located in front of you.

**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

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| <b>England, Scotland &amp; Wales</b>               |           | EU Directive 2002/91/EC |

For further information or to arrange a viewing on this beautiful property, contact us:

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