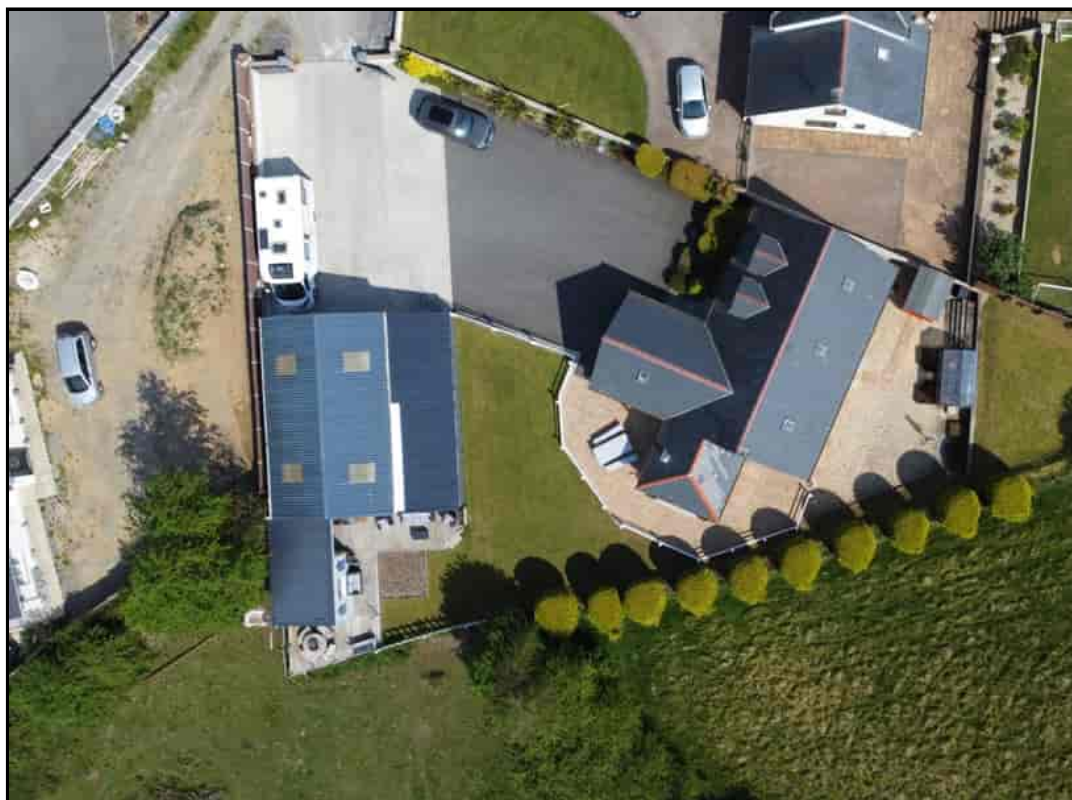


Unique Property with Light Industrial Commercial Unit Purpose Built & Superb Modern Dormer Bungalow with Down stairs Bedroom. Beautiful Well Kept Gardens & Grounds. BBQ & Bar Area with Adjoining Gym Room. Viewing a Must



Rhoswerdd Saron, Llandysul, Carmarthenshire. SA44 5EB.

£500,000

R/4653/NT

A superior residence individually architect designed to provide most attractive 3 bedroomed (2 bath roomed) accommodation. Large small business use commercial garage/workshop, ideal for the family setting up in business. 3 reception rooms including a sun room with woodburner, open plan well equipped kitchen/breakfast room. The grounds are well kept and mainly low maintenance releasing time not only for work but also play with a outdoor BBQ area and bar area room for gym, office or chilling area looking out onto the open field to the rear.

The property itself is tastefully presented and in excellent decorative order. Two windows have stained glass finish one with Welsh dragon motif. The outbuilding has work area, kitchenet, toilet and offers 550 square feet of area within. Large concrete and tarmac area is offered for ample parking and turning area. A superb family home with internal viewing highly recommended.

A rural end of cul de sac location on the edge of the village of Saron, Nr. Llandysul and Newcastle Emlyn.



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Ground Floor

Reception Hall

Light oak flooring through out and with matching staircase, panelled door ways to individual rooms. Feature port hole stain glass window, Glazed Double doors accessing the Dining Room.



Lounge

14' 9" x 14' 6" (4.50m x 4.42m) features fireplace with electric flame effect fire, wall lights, radiator, TV and telephone point. Double aspect to front and side.



Dining Room

17' 1" x 11' 10" (5.21m x 3.61m) (max.) French doors to -



Conservatory/Sun Lounge

12' 6" x 12' 3" (3.81m x 3.73m) - 3/4 glazed (pitched solid roof), French doors to garden. Triple aspect to front side and rear. Wood burner for the cosy nights in.





Kitchen/Breakfast Room

17' 4" x 11' 5" (5.28m x 3.48m) - with tile effect flooring, fitted range of base units with worktops over and matching wall units. , , tiled splash backs, 1 1/2 bowl stainless steel sink unit with single drainer, Range Master cooking range with double oven and grill, 6 burner top (Bottle lpgas) with extractor fan over, double aspect to side and rear, concealed lighting, space for dishwasher and fridge freezer. door through to -



Utility Room

9' 1" x 8' 1" (2.77m x 2.46m) - half glazed exterior door, range of base and wall units, stainless steel sink unit, appliance space with plumbing for automatic washing machine and houses the oil fired Combi boiler.



Inner Hallway

- leads to -

Luxury Bathroom

9' 8" x 8' 1" (2.95m x 2.46m) - with tiled floor and walls, white suite comprising of a free standing oval bath with waterfall mixer tap attachment, shower cubicle, wash hand basin set-in vanity unit, flush toilet.



Downstairs Double Bedroom 1

15' 3" x 11' 8" (4.65m x 3.56m) - into recess, spot lighting, range of fitted wardrobes with 7 doors and matching dressing table. Window to front. radiator. T.V. point, telephone point.



First Floor

Landing

- with feature dormer window with in-set Welsh Dragon stain glass motif, built-in airing cupboard with central heating radiator. Doors to



Bedroom 2

16' 4" x 10' 11" (4.98m x 3.33m) - into dormer window, under eaves storage space. Radiator.



Bedroom 3

13' 9" x 12' 5" (4.19m x 3.78m) - with velux window at rear, pine end window, TV. point, opening through to -



Dressing / Sitting Room

13' 8" x 8' 8" (4.17m x 2.64m) - with sloping ceiling with part restricted headroom, velux window.



Shower Room

13' x 5' 5" (3.96m x 1.65m) - with shower, wash hand basin and toilet. Exposed timber floor, tiled walls.



Externally

Grounds

Gated entrance to initial concrete parking area. Tarmac area to the front of the residence for more parking and turning area. Shrubby and flowered borders. Lawned garden off to the side which leads to the private BBQ area with covered bar area and adjoining play room gym or office area with patio area to front. To The rear of the property is a low maintenance golden pea gravelled area with newly

erected green house and garden shed with lawned garden beyond.





Workshop / Commercial Unit

Detached WORKSHOP BUILDING - 26'5" x 20'3" - with PVCu double glazed windows, large electrically powered roller shutter door, courtesy door 3.45 meters high. Fully insulated. Integral Office - 15'3" x 7'11". Kitchen Area with sink unit, wall cupboard, separate W.C. Stair case to large boarded Loft/Storage Area. This building is currently utilized in connection with the owners signs writing business, but is suitable for a variety





Services

Mains Electricity & Water, Mains Drainage. Oil Fired Central Heating. Telephone - subject to B.T. transfer regulations.

Council tax

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: E.

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.

ADDITIONAL INFORMATION

Built by Ffosaron homes a reputable firm of local developers where no expense whatsoever has been spared in providing a very luxurious residence. The accommodation provides more particularly - Reception Hallway with oak flooring and feature

staircase, French doors to Dining Room with French doors to Sun Lounge/Conservatory, archway through to fully fitted quality Kitchen with appliances, spacious Lounge; useful fitted Utility Room; luxury Bathroom; downstairs Double Bedroom. To the First Floor - 2 further Bedrooms, plus a Dressing Room; 2nd Bathroom/Shower Room. The Workshop Building - of a good specification measures 26'5" x 20'3" with electrically powered roller shutter door, integral Office and Toilet. A property which has to be viewed internally to be appreciated.

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Garage.

Heating Sources: Oil.

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

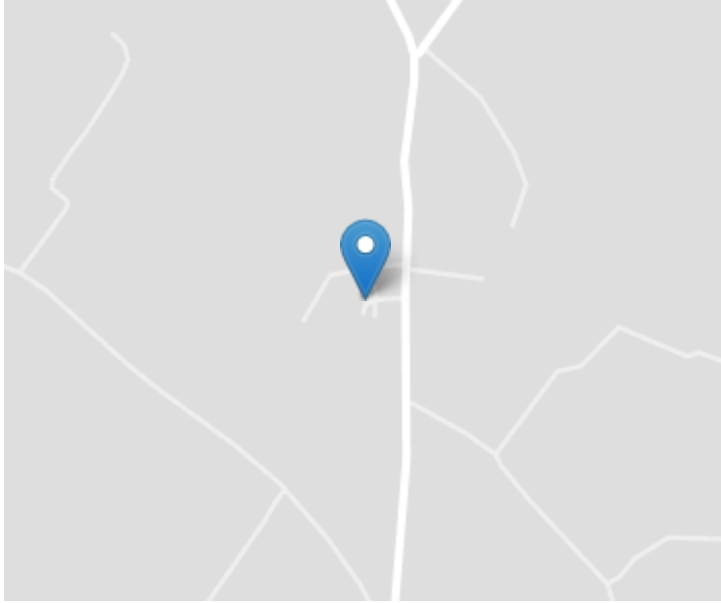
Any risk of coastal erosion? No

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



Directions

Directions:

From the market town of Llandysul proceed south west on the A486 Newcastle Emlyn road. At the first village of Pentrecwrt carry straight on on the A486 up hill for 1 1/2 miles to a T-junction. At T-junction opposite garage/shop/general stores turn left, proceed up this road for 1/4 of a mile and the entrance to this property will be seen on the right hand side denoted by the notice of ND Signs on the entrance.

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

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