

Impressive, Bespoke, Architect Designed Property. Individually Built. Lovely Rural Location with Countryside Views From Most Rooms. Superb Gardens with Views of The Picturesque Towy Valley. No Nearby Neighbours.



Heddfan, Cefn Abbey, Llanarthney, Carmarthen. SA32 8LJ.

£750,000

R/4809/NT

What can we say. An exceptional and individually built property which has been extensively reconfigured and extended by its present owners to offer open plan living at its best. A rural but convenient location with amazing views of the Towy Valley to rear and open countryside field views to both sides of the property and the front. Glazed panel windows to enjoy the views from the large main living area, the kitchen and dining area is just as impressive and large. A beautiful family home awaits the next episode of its life. Oak beams, full length glazed windows, part underfloor heating, wood burner and biomass boiler are just some of the features enjoyed within the property. Lower ground floor offers ample storage for the ultimate work from home person. Six bedrooms with the master bedroom having an en suite and balcony looking out to the Towy Valley and Paxton's Tower on the distant hillside. The outside area is just as impressive with a lovely well stocked garden area, including polytunnel, covered patio area, parking area and large car port area and storage which could offer further accommodation subject to planning and building regulations. Suitable as a family home or multi generational living with an early viewing highly recommended for this unique desirable home.



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Location

Cefn Abbey a small Hamlet on the edge of the picturesque Towy Valley famed for its Salmon, sewin and sea trout fishing. The river flows down through the valley to its termination at Carmarthen Bay and the castles of Dryslwyn, Dinefwr, Carreg Cennen look down from the hillsides overlooking the valley. A convenient location a mile from the A48 dual carriageway which connects to the M4 motorway at Pont Abraham which is 7 miles approx. Nearby are The National Botanic Garden of Wales 1 mile. Aberglasney Gardens are 5 miles approx. The county town of Carmarthen is 7 miles with shops, Lyric Theatre and cinema. Bus and rail stations. Council offices, Dyfed Powys Police Headquarters, schools, University and leisure centre. The quaint town of Llandeilo is 10 miles with lovely chic shops, eateries and bars. Cross Hands is 3 miles with ever growing shop outlets and school etc. City of Swansea 25 miles and Cardiff 65 miles approx.

House

An impressive property having been extended by the owners to offer a large living area which was referred to as a mini village hall. Oak beams and large full length windows, balcony from the main bedroom, under floor heating in the extension, biomass boiler, farmhouse kitchen and separate living room with wood burner for the cozy nights in. An amazing property with internal viewing highly recommended.



Ground Floor

Hallway

Entrance doorway with solid wooden flooring, Double doors with glazed panels to



Living Room

Woodburner with dressed brick surround mantle and hearth. Oak flooring. Radiator and window to front.



Inner Hallway

Airing cupboard, Radiator. Staircase with understairs storage area.

Bedroom

Double aspect to front and side. Radiator.



Bedroom

Double aspect to side and rear. Radiator.



Bathroom

Shower cubicle, vanity wash hand basin, corner jacuzzi bath with mixer tap and shower head attachment. Tiled floor. Radiator. Tiled walls. Opaque double glazed window to rear.



Kitchen / Dining Area

Lovely farmhouse kitchen. Range of base units with worktops over and matching wall units including display cabinets. One and a half bowl sink unit with single drainer. Rangemaster Excel cooking range with double oven and five ring LPgas hob with extractor fan over. Fitted dishwasher and fridge. Quooker boiling water and filtered water tap to sink. Inset spotlights over. Solid wooden floor and triple glazed windows to front and both sides.. Opening to



Large Living & Dining Area

An impressive room with full length glazed window to side looking onto open field, window to front and patio doors to rear looking out to the garden, Vaulted ceiling and galleried landing above, tiled floor and open tread staircase. Underfloor heating.





Utility

Base units with worktops over and matching wall units. Stainless steel sink unit with single drainer. Flu suitable to connect a woodburner from the living & dining area. LPGas boiler not used as the heating has been transferred to the Biomass boiler. Plumbing for washing machine and tiled floor.



Covered Patio Area

Open sided with covered area to side.



Lower Floor

The lower floor has three store rooms all with under floor heating. One with a window.

Store Room

2.69m x 1.68m

Store Room

3.95m x 3.07m (13' 0" x 10' 1")

Window to side.

Workshop

5.48m x 3.28m (18' 0" x 10' 9")

Currently used as a pottery, windows to side.

Office

Window to side.

Boiler Room

Biomass boiler which runs the central heating and water system. Water storage tank and immersion heater.

Store Cupboard

Upper Floor

Half Landing

Window to rear



Landing

Velux window, loft access and doors to.



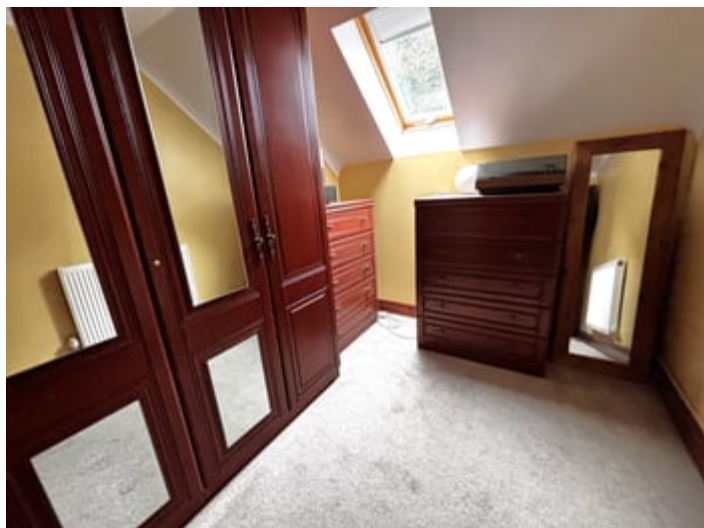
Shower Room

Shower cubicle, wash hand basin and WC. Towel radiator. Tiled floor and walls. Velux window to rear. Storage cupboard.



Bedroom / Dressing Room / Office

Eaves storage access, velux window to rear and radiator.



Bedroom

Loft / eaves access, 2 velux windows to rear, window to side and radiator.



Bedroom

Eaves storage access, velux window to rear, Radiator.



En Suite

Jac & Jill with door to Bedroom and Landing. Shower cubicle, WC, pedestal wash hand basin, chrome towel radiator and loft access.



Bedroom / Office

Velux window to front. Side full length window and under floor heating.



Master Bedroom

Loft access. Fitted wardrobes with 3 doors. Sliding Doors to balcony with views overlooking the garden and Carmarthen Beacons. Under floor heating and cupboard for underfloor heating system. Door to.



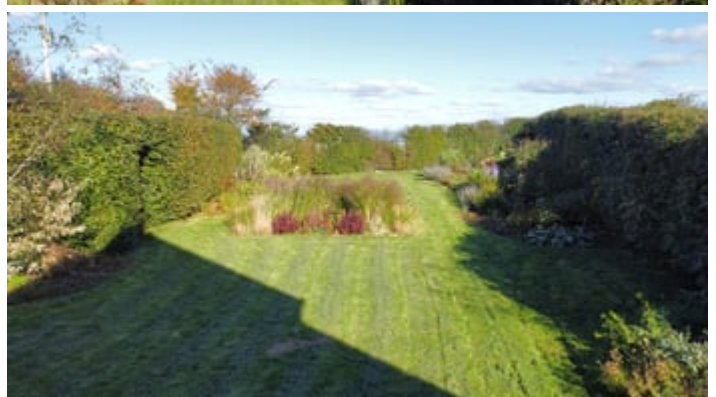
En Suite

Shower cubicle, WC, pedestal wash hand basin, Tiled floor, chrome towel radiator, underfloor heating and velux window to side.



Externally

Block paved drive with parking and turning area leading up to large car port, shower tray and shower head with hot and cold water. Side access to the beautiful rear lawned garden with an abundance of well stocked borders and beds full of summer color. Polly tunnel for the grow your own enthusiast and kitchen garden. A lovely aspect and view is found from the rear overlooking the Towy Valley and Paxton's Tower on the hillside.



Garage

7.29m x 3.83m (23' 11" x 12' 7")

Kiln / Cooker point.

Car Port

7.87m x 8.78m (25' 10" x 28' 10")

Referred to earlier. Storage area and large sink with

shower head and hot and cold water ideal to clean the dogs.



Services

Mains water, electric and private drains.

We have been informed by the current vendor that the property benefits from mains water, mains electric, private drainage and biomass boiler heating.

Tenure and Possession

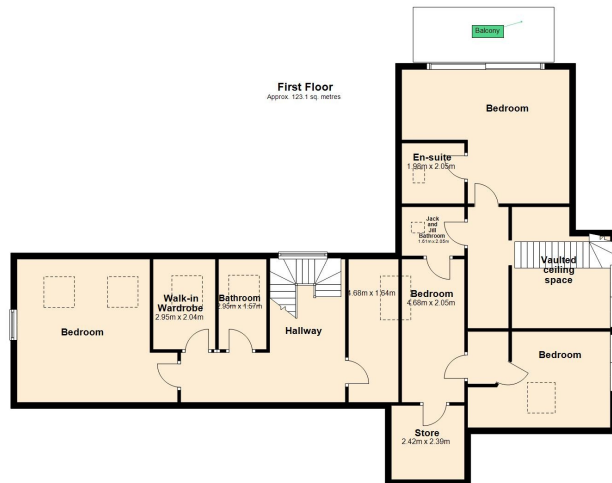
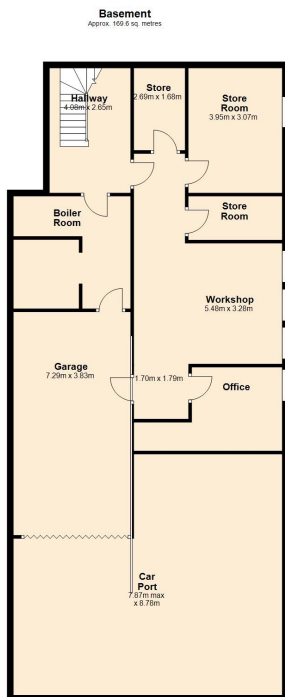
We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax Band

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

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.



Total area: approx. 491.4 sq. metres
The measurements and dimensions are approximate and for illustrative purposes only. They are visual aids to help the buyer gain a feel of the layout and flow of the property.
Plan produced using PlanItUp.

MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Biomass Boiler. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (59)

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

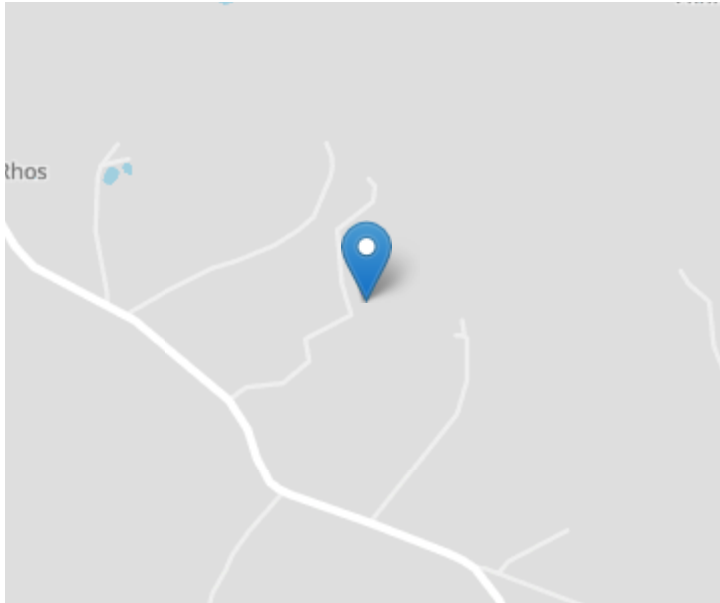
Are there any restrictions associated with the property?
No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? Yes

Construction Type

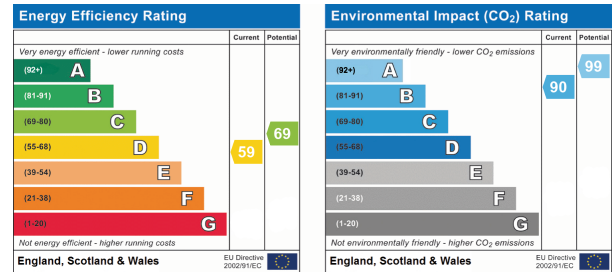
Traditional



Directions

Directions: From Carmarthen take the A48 towards Cross Hands and Swansea. Travel for 7 miles approx and turn off for The National Botanic Gardens and Porthyrhyd. Turn left at the junction. At the roundabout go straight over towards The Gardens and at the next roundabout take the first exit. Carry on this road, B4310, for a mile and the entrance to the property will be found on the right hand side, just after a sweeping right-hand bend with a couple of properties on the left and a cream property on the right with large parking area and beech tree in the garden. Turn up the track immediately on the right. Heddfan is the first house up the track. Shown by a Morgan and Davies pointer board.

What3words Location form.backpack.scatters



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

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