

*Beautiful Family Home With Modern Family Living Areas. Large Garden Area with Sea Views, Double Integral Garage, Gym Room, Could Easily Be Split Accommodation. Rural Village Location 2 Miles From Llansteffan*



**Ffynon Mwsach, Llanybri, Carmarthen, Carmarthenshire. SA33 5HJ.**

**£620,000 Offers in Region of**

**R/4802/NT**

Beautiful family home on the edge of the rural village of Llanybri and only 2 miles from Llansteffan with beach. Tastefully modernised by the present owners with superb open plan kitchen/dining and sitting area with double doors opening to the lounge with patio doors giving views over the patio area, garden and the estuary looking out towards Laugharne. The property offers versatile accommodation over 3 floors with 5 bedrooms all being of good proportions. The rear offers some nice views with the garden being level and a good size with ample parking to front and integral double garage and gym room to ground floor which could be changed to offer an annex or more rooms subject to planning and building regulations.

Carmarthen town 9 miles approx.



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**CARMARTHEN**  
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## Location

Situated on the edge of the rural village of Llanybri with public house and hall with an excellent village community. 2 Miles from Llansteffan with junior school, beach, castle and lovely coastal walks and great views & eateries. Carmarthen Town is 9 Miles with schools, leisure centre, Lyric Theatre and cinema, Eateries, university, council offices, Hospital and Police Headquarters. Mainline train station connecting to London Paddington and bus station. Dual carriageway connection to M4.



## Kitchen

4.83m x 7.39m (15' 10" x 24' 3")

Range of base units with worktops over and matching wall units. Sink unit, plumbing for dish washer, oven and grill. Wine cooler, Induction hob with extractor fan over. Island with breakfast bar. Fitted fridge and freezer. Triple aspect to front including glazed doors to side. French Doors to



## Living Room

5.6m x 6.5m (18' 4" x 21' 4")

French doors to rear with side glazed panel with views overlooking garden and beyond. 2 x Radiators and window to rear.





### Utility Room

3m x 3.23m (9' 10" x 10' 7") Irregular shape.  
Sink unit, plumbing for washing machine. Base unit, Shelved area and space for fridge freezer.



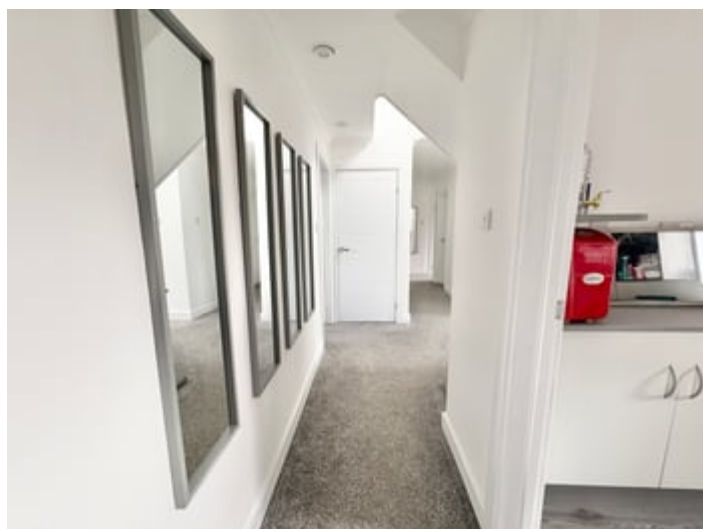
### Family Bathroom

3.3m x 2.4m (10' 10" x 7' 10")  
Oval bath with waterfall mixer tap attachment.  
Shower cubicle, vanity wash hand basin, Tiled

floor and localised wall tiles, double glazed window to rear and chrome towel radiator.



### Landing/ Hall



### Bedroom

3.75m x 3.66m (12' 4" x 12' 0")  
Double glazed window to rear. Radiator and door to



**En Suite**



**Bedroom**

2.74m x 3.9m (9' 0" x 12' 10")

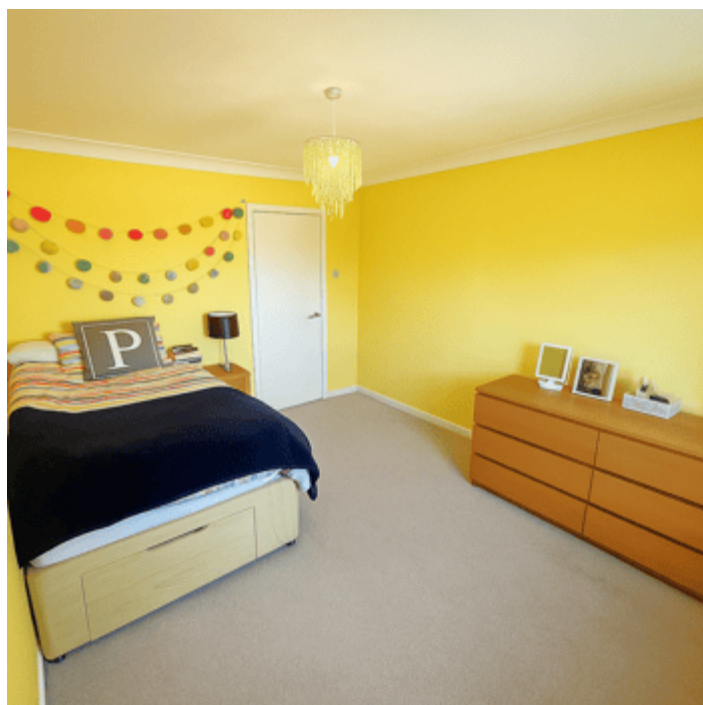
Double glazed window to front and radiator.



**Bathroom**

1.6m x 2.6m (5' 3" x 8' 6")

Shower cubicle, wc, vanity wash hand basin, double glazed window to side and chrome towel radiator.



**Bedroom**

2.74m x 3.88m (9' 0" x 12' 9")

Double glazed window to front and radiator.





## Landing

2 x Velux windows to front. Door to



## Bedroom

5.34m x 5.32m (17' 6" x 17' 5")

3 x Velux windows to rear. Radiator. Eaves storage access.



## En Suite

Vanity wash hand basin, WC, Chrome towel radiator. Velux window to rear.

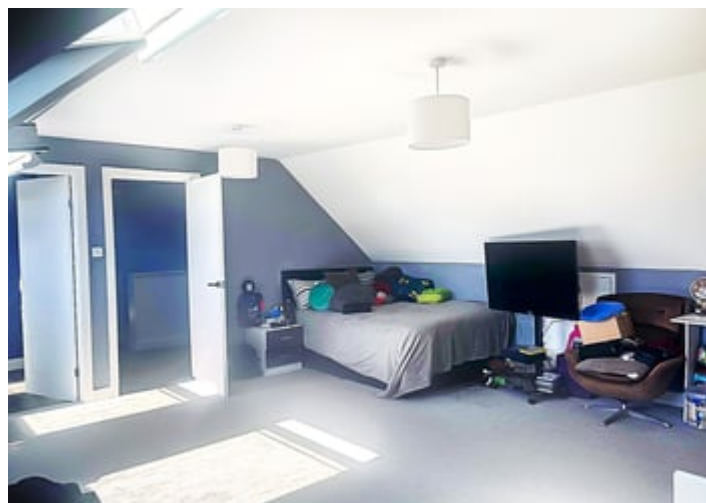


## Bedroom

4.3m x 5.3m (14' 1" x 17' 5")

Velux window to side and rear. Radiator.





## En Suite

Plumbing ready.



## Lower Ground Floor

### Gym Room

5.3m x 3.7m (17' 5" x 12' 2")

Window to rear. French Doors to rear. Door to Boiler roob with oil central heating boiler.



## Garage

5.4m x 5.1m (17' 9" x 16' 9")

2 x Up and over doors



## Externally

Front parking area with turning area. Rear large garden area and patio with superb aspect looking out over the estuary and across to Laugharne.







### **Services**

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

### **Tenure and Possession**

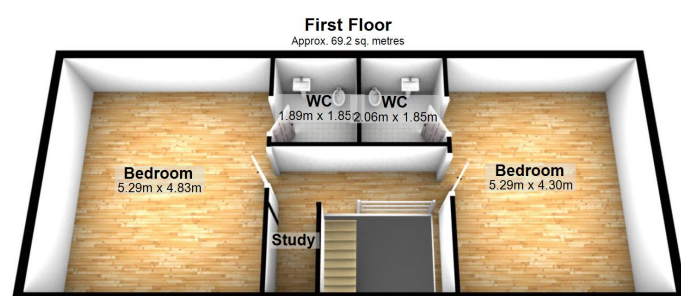
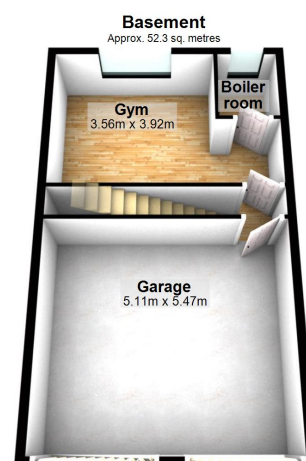
We are informed the property is of Freehold Tenure and will be vacant on completion.

### **Council Tax Band**

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

### **Money Laundering Regulations**

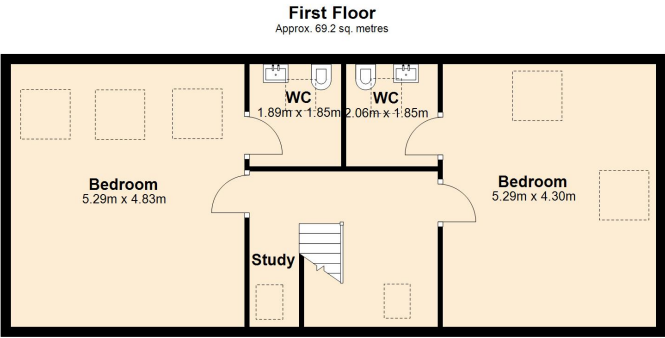
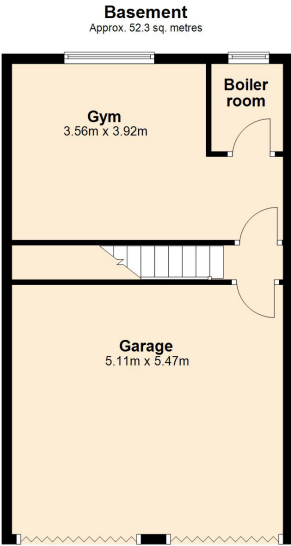
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.



Total area: approx. 269.6 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 PlanUp.





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## MATERIAL INFORMATION

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**Council Tax:** Band G

N/A

**Parking Types:** Driveway. Garage. Off Street. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Construction Type**

Traditional

**EPC Rating:** E (48)

**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

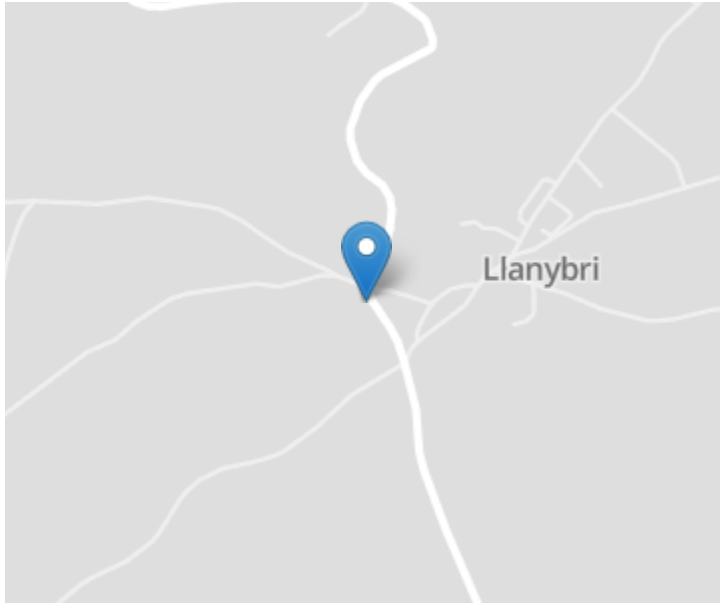
**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

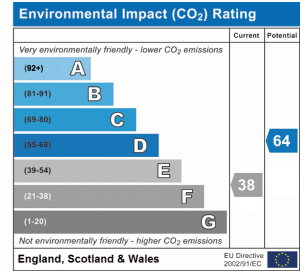
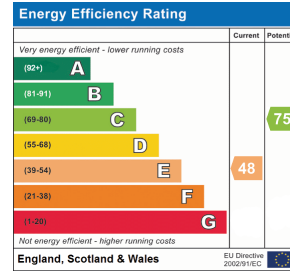
**The existence of any public or private right of way?** No





## Directions

Directions : Take the B 4312 towards Llansteffan. Pass through Llangain and carry onto Llansteffan and pass through the village and continue onto Llanybri village. Enter the village and turn left for St. Clears and the entrance to the property will be found on the left hand side.



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

**Carmarthen Office**  
**11 Lammas St**  
**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

T: 01267 493444

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